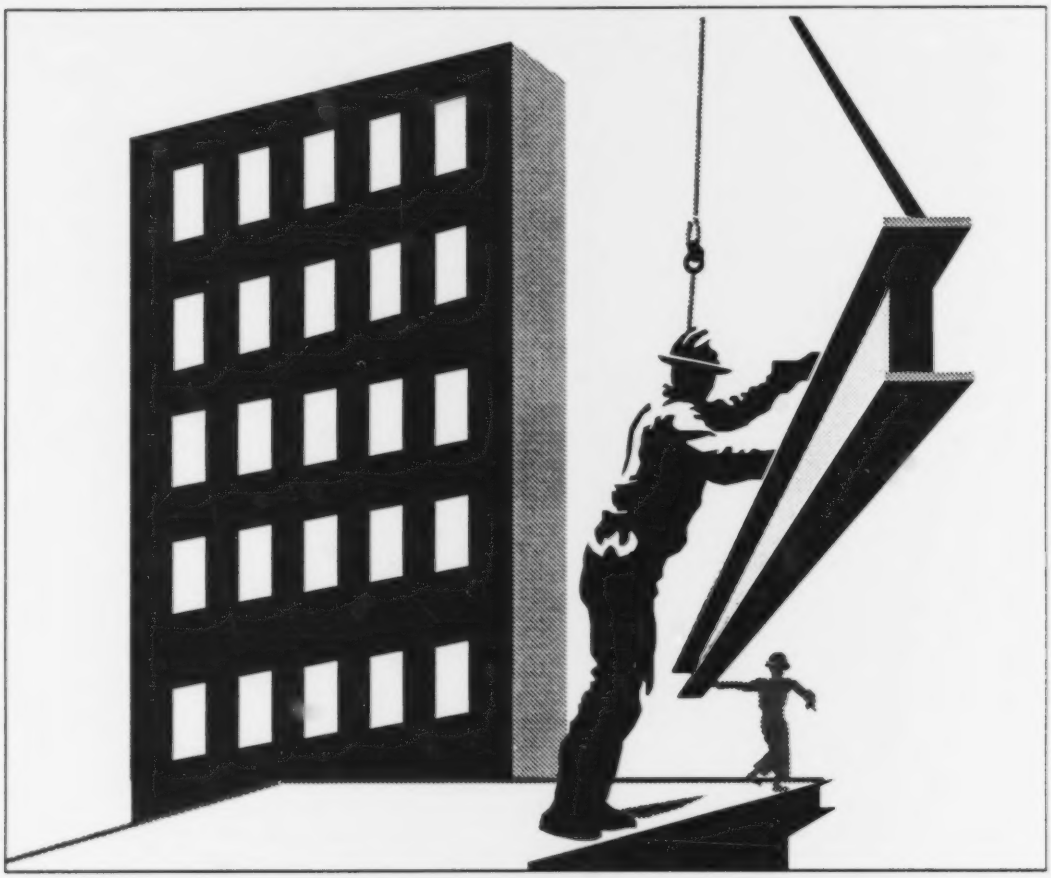
BC Major Projects Inventory

Issue 02-04 Dec. 2002



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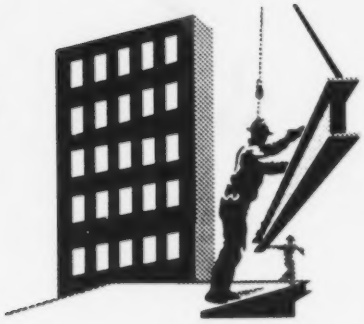

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www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

103-02339/

Highlights of the December 2002 Issue

New proposed projects for the province add up to $1.3 billion in potential capital investment, which, if all 22 projects proceed, could offset that level of capital investment (at minimum) which dropped off the Major Project Inventory rosters for BC since 1999. Nine of the new project proposals are short-listed candidates in BC Hydro's call for customer based electricity—of which only 800 gigawatt hours will be selected this year out of 3,160 put forward by the short-listed companies. Two other projects already listed in the Inventory (Pleasant Valley Power Plant and Port Alberni Gas Turbine Cogeneration) are also part of the short list. The recent BC Energy Policy requires BC Hydro to purchase most of its electricity from independent operators, who are estimated to offer over $10 billion in potential investment to the province. In early 2003, approximately 70 additional energy proposals (under a call for 'green' energy) are expected to achieve short-list status for power purchase agreements this year with BC Hydro, a number of which will be large enough to list in the MPI.

The other group of new projects announced is government funding for new buildings at UBC ($60 million) , Simon Fraser University ($23 million), and University of Victoria ($22 million). Canada/U.S. border security improvements ($30 million) in the Vancouver area are also being funded.

Several proposed infrastructure and accommodation projects related to the Olympic Bid are becoming active—major highway improvements in particular, where project approvals are soon to be applied for to regulatory agencies.

New Projects — December 2002

Development Region	Project	Municipality	Est Cost ($mil)
1. Vancouver Island/Coast	Crofton Gas Turbine Cogeneration Project	Crofton	120
1. Vancouver Island/Coast	Carlton House Seniors Residences	Oak Bay	14
1. Vancouver Island/Coast	Eagle Rock Materials Project	Port Alberni	115
1. Vancouver Island/Coast	Ucluelet Mixed Use Development	Ucluelet	100
1. Vancouver Island/Coast	University of Victoria Expansion	Victoria	22
1. Vancouver Island/Coast	Residential Towers Songhees	Victoria	n/a
2. Mainland/Southwest	Burnaby Waste to Energy Project	Burnaby	40
2. Mainland/Southwest	Simon Fraser University Expansion	Burnaby	23
2. Mainland/Southwest	The Presidia Residential Development	Burnaby	30
2. Mainland/Southwest	Roberts Bank Port Expansion	Delta	100
2. Mainland/Southwest	Coast Meridian Overpass	Port Coquitlam	35
2. Mainland/Southwest	Howe Sound Pulp and Paper Electricity Generation Project	Port Mellon	150
2. Mainland/Southwest	Powell River Condensing Turbine Electricity Generation Project	Powell River	55
2. Mainland/Southwest	Ship Program Canada/US Border Crossings	Surrey	30
2. Mainland/Southwest	Famous Players Development 900 Burrard St	Vancouver	125
2. Mainland/Southwest	UBC Library Expansion	Vancouver	60
2. Mainland/Southwest	UBC Boiler Upgrade Cogeneration Project	Vancouver	40
3. Thompson/Okanagan	Discovery Pointe Resort. 1128 Sunset Dr.	Kelowna	50
5. Cariboo	MacKenzie Cogeneration	Mackenzie	100
5. Cariboo	Prince George Pulp & Paper Cogeneration	Prince George	40
6. North Coast	Eurocan Power Project	Kitimat	60
8. Northeast	McMahon Surplus Steam Electricity Generation Project	Taylor	40

Seven major projects started construction. Notably, construction started at two buildings at UBC: the Life Sciences Centre ($135 million) and the Biotechnology Laboratory building ($27 million).

Of the 13 projects that completed construction, the multi-year, $1.3 billion Vancouver Island Highway project and the $125 million Lions Gate Bridge project are completed.

Subscribers: please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues.

Projects Started Construction — December 2002

Development Region	Project	Municipality	Est Cost ($mil)
1. Vancouver Island/Coast	Silver Spray Resort	Sooke	50
1. Vancouver Island/Coast	Marriott Garden Hotel	Victoria	90
2. Mainland/Southwest	The Alvar	Vancouver	n/a
2. Mainland/Southwest	UBC Life Sciences Centre	Vancouver	135
2. Mainland/Southwest	Brava Towers	Vancouver	65
2. Mainland/Southwest	UBC Biotechnology Laboratory The Michael Smith Building	Vancouver	27
3. Thompson/Okanagan	Mission District Park	Kelowna	50

Completed Projects — December 2002

Development Region	Project	Municipality	Est Cost ($mil)
1. Vancouver Island/Coast	Millstream Connector Highway By-Pass	Colwood	20
1. Vancouver Island/Coast	Vancouver Island Highway Project	Victoria to Campbell River	1300
1. Vancouver Island/Coast	Sooke Reservoir Expansion Project	Victoria	20
2. Mainland/Southwest	1028 Nelson Residential/Commercial Tower	Vancouver	n/a
2. Mainland/Southwest	955 Richards	Vancouver	n/a
2. Mainland/Southwest	1295 Richards The Oscar	Vancouver	17
2. Mainland/Southwest	Lions Gate Bridge Project	Vancouver	125
2. Mainland/Southwest	1420 W. Georgia Residential Tower	Vancouver	30
2. Mainland/Southwest	MacNeill Secondary School	Richmond	20
2. Mainland/Southwest	Arbutus Walk	Vancouver	n/a
4. Kootenay	Brilliant Dam Upgrading	Castlegar	40
4. Kootenay	St Eugene Resort & Casino	Cranbrook	32
5. Cariboo	Westgate Commercial Centre	Prince George	70

Major Project Summaries

Summary of Major Projects by Status—December 2002

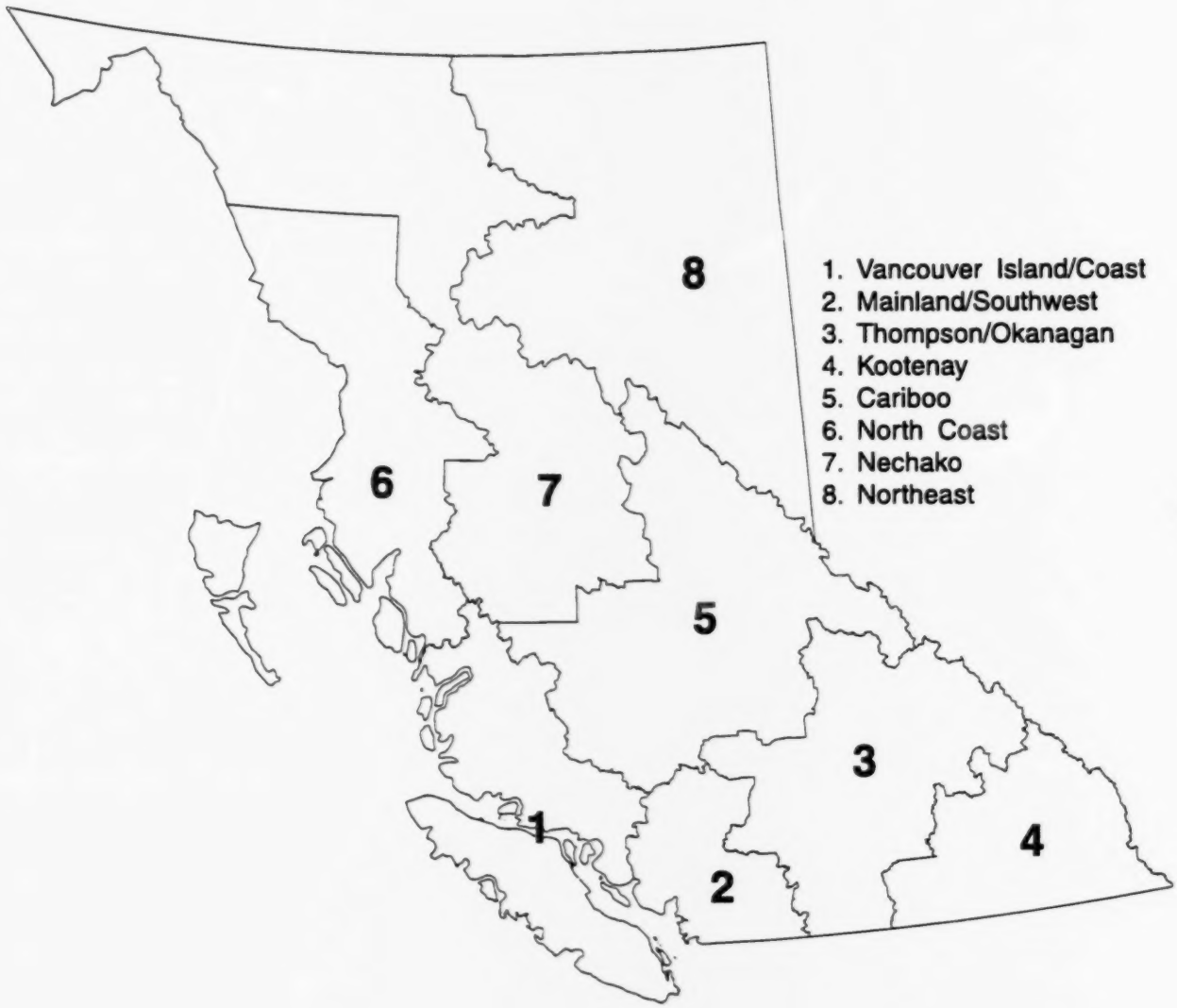
Development Region	Proposed	Under Construction	Completed	On Hold	Total
1. Vancouver Island/Coa	30	18	3	10	61
2. Mainland/Southwest	69	68	7	32	176
3. Thompson/Okanagan	16	18	-	5	39
4. Kootenay	7	6	2	3	18
5. Cariboo	6	1	1	2	10
6. North Coast	5	1	-	6	12
7. Nechako	3	-	-	2	5
8. Northeast	6	-	-	2	8
Total—December 2002	142	112	13	62	329

Summary of Major Projects by Industrial Category—December 2002*

Development Region	Residential Commercia	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	29	5	4	8	2	7	3	58
2. Mainland/Southwest	99	20	2	17	1	14	16	169
3. Thompson/Okanagan	16	5	7	2	9	-	-	39
4. Kootenay	5	6	1	4	-	-	-	16
5. Cariboo	3	2	2	1	1	-	-	9
6. North Coast	1	3	3	4	1	-	-	12
7. Nechako	-	-	3	1	1	-	-	5
8. Northeast	-	2	3	1	2	-	-	8
Total	153	43	25	38	17	21	19	316

* Does not include 13 projects listed as "completed"
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

British Columbia
Development Regions



1. Vancouver Island/Coast
2. Mainland/Southwest
3. Thompson/Okanagan
4. Kootenay
5. Cariboo
6. North Coast
7. Nechako
8. Northeast

Vancouver Island/Coast Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2002) : 8.3
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

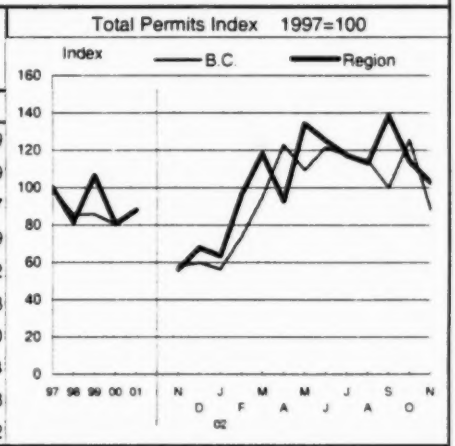
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.8	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.5	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	32.3	116.2	64.0	203.8	186.9	117.9	721.0	304.1	0.326	0.259	0.586	2001
2006	30.1	104.5	66.7	193.6	216.8	126.8	738.5	332.2	0.282	0.266	0.548	2006
2011	32.1	98.3	68.3	198.6	244.4	141.8	783.5	369.2	0.255	0.277	0.532	2011
2016	34.0	97.3	66.8	209.6	253.6	168.4	829.7	405.0	0.248	0.318	0.565	2016
2021	34.7	101.9	60.5	222.5	254.1	198.1	871.8	431.9	0.254	0.369	0.623	2021
2026	34.6	105.5	60.4	226.5	254.2	227.6	908.7	455.1	0.259	0.421	0.680	2026
2031	33.7	107.6	63.2	222.1	260.3	253.3	940.2	476.4	0.259	0.464	0.723	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

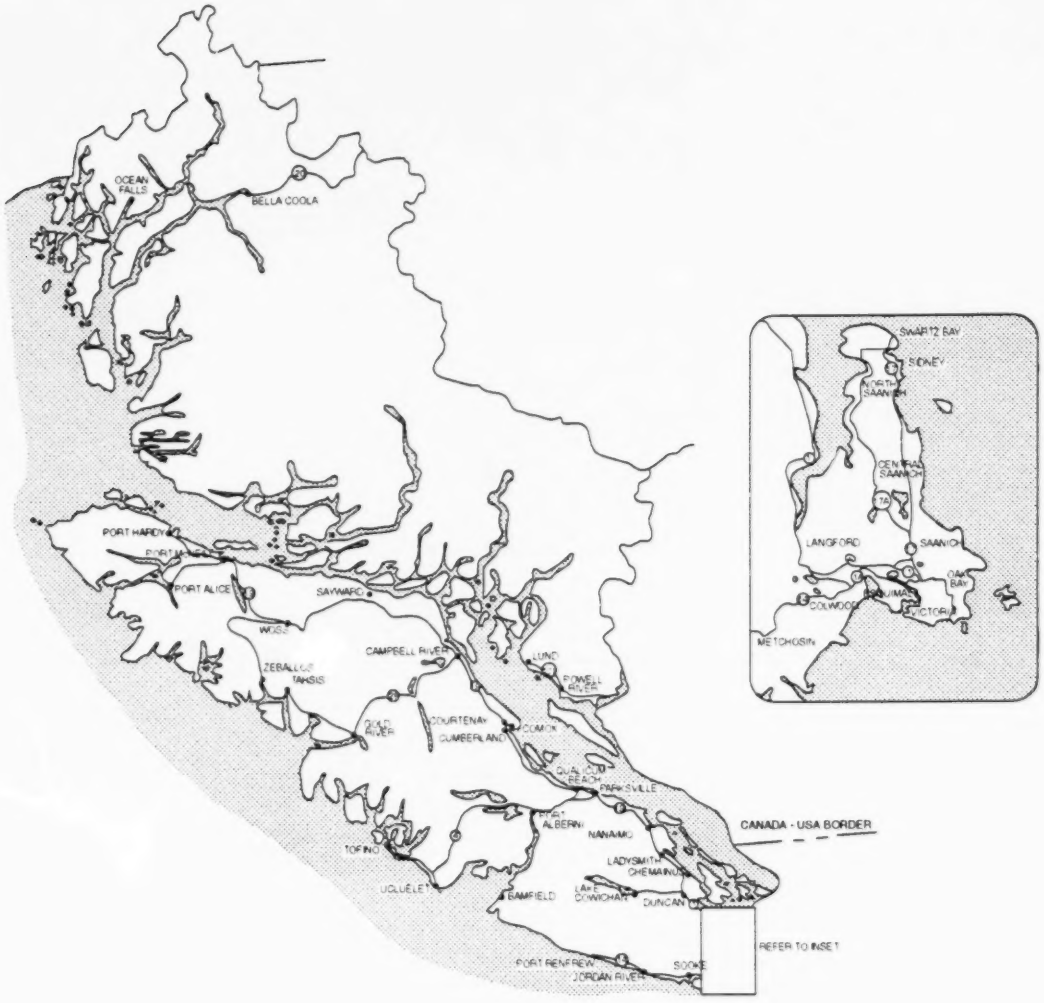
Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1997=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1994	1,006.9	255.6	21.4	169.3	64.9	751.3	7,679	
1995	771.7	299.0	40.5	128.3	130.2	472.7	3,899	
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097	
1997	718.6	237.8	13.3	168.3	56.2	480.9	3,849	
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752	
1999	766.4	406.1	34.1	169.9	202.0	360.3	2,823	
2000	579.7	274.1	29.3	146.0	98.9	305.6	1,920	
2001	633.5	286.0	34.2	143.7	108.0	347.5	2,234	
YTD Nov '01	592.8	263.6	33.7	126.6	103.4	329.1	2,113	
YTD Nov '02	728.8	254.8	15.7	148.8	90.3	474.0	3,292	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Vancouver Isl./Coast		**716,395**	**715,404**	**719,602**	**722,317**	Esquimalt	DM	16,747	16,784	16,984	16,903
Saanich	DM	107,674	107,758	108,543	108,084	Central Saanich	DM	15,707	15,813	15,993	15,995
Victoria	C	77,195	77,383	78,389	77,941	Colwood	C	14,489	14,436	14,410	14,534
Nanaimo	C	75,327	75,559	76,383	76,787	Powell River	DM	13,674	13,561	13,543	13,581
Campbell River	DM *	30,205	29,859	29,802	29,718	Comox	T *	11,687	11,645	11,632	11,809
North Cowichan	DM	27,063	27,149	27,276	27,457	Sidney	T	11,334	11,305	11,362	11,281
Langford	DM	19,271	19,571	19,796	20,117	North Saanich	DM	10,827	10,792	10,824	10,824
Courtenay	C *	18,973	19,057	19,160	19,435	Parksville	C	10,311	10,550	10,713	10,763
Port Alberni	C *	18,734	18,557	18,535	18,465	Sooke	DM *	-	9,143	9,140	9,255
Oak Bay	DM	18,534	18,446	18,506	18,360	View Royal	T	7,258	7,441	7,619	7,914

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Campbell River

Campbell River Casino & Convention Centre, Campbell River Indian Band & Trillium Gaming Inc. Ph: (250) 286-6949
Proposed $7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a $29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 29 — Finish: Spring 2004
First Entry: Sep 1998 — Last Update: Sep 2002

Central Saanich

Tsawout Residential/Commercial Development, Tsawout Indian Band Ph: (250) 652-9101
Proposed three-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential. Phase 1: up to 600,000 sq ft retail. Phase 2: 110 single-detached and multiple-family housing on leased land. Phase 3: hotel. Plans for development at conceptual stage. Negotiations with Highways Ministry for access to Pat Bay Highway completed. Highway access granted and is to be built first. The rest of development will follow upon completion of the Pat Bay Highway.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): n/a — Finish: Spring 2005
First Entry: Sep 1998 — Last Update: Dec 2002

Colwood/Langford

Olympic View Neighbourhood, Happy Valley Timber Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units (mix of 317 detached, 330 attached and 270 apartments) in Colwood and 357 units in the District of Langford. Also a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits expected in Spring 2003.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): n/a — Finish: Early 2006
First Entry: Dec 1997 — Last Update: Dec 2002

Crofton

Crofton Gas Turbine Cogeneration Project, Norske Canada Ph: (604) 654-4000
Proposal for 348.5 gigawatt hours of electricity produced from natural gas at the Crofton pulp mill. The project was short listed for consideration of a power purchase agreement with BC Hydro.

Status: Proposed — Start: ?
Est. Cost ($ million): 120 — Finish: ?
First Entry: Dec 2002

Duncan

Georgia Strait Crossing Natural Gas Pipeline, Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. Approval required from the National Energy Board (NEB). The US Federal Energy Resources Commission has approved the pipeline September 2002 . NEB received application and environmental scoping submission. Public hearings under the Canadian Environmental Assessment Act held in Vancouver, Sidney, Cobble Hill and the Gulf Islands. Capital cost is for 60-km Canadian portion. Delays are likely due to recent NEB decision to review air emissions from the use of natural gas.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 130 — Finish: Oct 2007
First Entry: Sep 1999 — Last Update: Dec 2002

Ladysmith

Granby Harbour, Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built in the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, vacation cottages, a live-work artisan mews, retail areas, water park, health spa, and wellness facility, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina, parking and lineal park system. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel) Approval of permits pending. Some components will be sold to developers to build. Construction to start on 90 residential units in Spring 2003

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 300 — Finish: Summer 2014
First Entry: Mar 2000 — Last Update: Dec 2002

Langford

Langford Power Centre, Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received approval for re-zoning. Website: www.alliancebluecorp.com

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 56 — Finish: Spring 2004
First Entry: Dec 2001 — Last Update: Dec 2002

Langford

Lakewood Neighbourhood, Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000-sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. In rezoning process. Environmental studies are underway. Project will proceed when sewer arrangements are worked out with municipality.

Status: Proposed — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Mar 1999 — Last Update: Dec 2002

1. Vancouver Island/Coast

Langford

Mixed Use Residential Development/Hulls Field,
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). Rezoning has not been approved. Agricultural Land Commission has made qualified recommendations to remove land. Agreement needed for conditions of development with municipality prior to adoption -of zoning. In 3rd reading of the rezoning process. Architect: E. Barker Architect.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Mar 1999
Start: Spring 2003
Finish: Fall 2004
Last Update: Dec 2002

Nanaimo

Sea Breeze Wind Power Project, Sea Breeze Energy Inc.
Ph: (604) 639-8186
200-megawatt wind park which may be located on one of several sites being researched on Vancouver Island. A site off of Gabriola Island was abandoned after local public meetings. Expected to enter the BC Environmental Assessment Act review process.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2002
Start: Spring 2004
Finish: Fall 2005
Last Update: Dec 2002

Nanaimo

Natural Gas Electricity Plant, BC Hydro Ph: (604) 528-1600
Up to 285-MW natural gas-fired generating plant currently being examined in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline (see separate entry) would be necessary to provide fuel for the plant. Review by the National Energy Board is underway. The BC Energy Policy announced in Nov 2002 indicated this project would be reviewed by the BC Utilities Commission and may be sold.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2000
Start: Summer 2004
Finish: Fall 2005
Last Update: Dec 2002

Nanaimo

Nanaimo Regional General Hospital,
Nanaimo Regional General Hospital Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and a perinatal area of 17 rooms with nursery, a level 2 acute care nursery and maternity area; a daycare surgery unit and a central supply unit. Design currently underway.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Sep 1997
Start: June 2003
Finish: June 2005
Last Update: Sep 2002

Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Proposed 97 Seniors condominiums on Oak Bay Ave. Project will have final reading in January 2003. Council has approved project in principle.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Dec 2002
Start: Spring 2003
Finish: Spring 2004

Parksville

Oceanside Health Centre, Vancouver Is Regional Health
Ph: (250) 248-6144 (Parksville Planning Dep't)
Proposed 80,000 sq ft.125-bed multi level health care facility and seniors housing.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: Spring 2003
Finish: Fall 2003
Last Update: Dec 2002

Port Alberni

Eagle Rock Materials Project, Polaris Minerals
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit to supply gravel to California market. Coalition of two First Nations, the Hupacasath and the Ucluelet First Nation and a Vancouver company Polarus Minerals have formed a company to mine an area in the Port Alberni Inlet, with a 100 year mine life. Presently applying for permits from Federal, Provincial and Regional governments.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Start: Summer 2004
Finish: Fall 2005

Port Alberni

Port Alberni Aluminum Smelter, Alberni Aluminum Company
Ph: (250) 723-2146 (City of Port Alberni)
Feasibility study completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors. Should project not proceed two other locations outside BC are being considered.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Start: Summer 2006
Finish: Late 2007
Last Update: Dec 2002

Port Alberni

Port Alberni Cogeneration Plant, Norske Canada
Ph: (604) 654-4000
Proposed construction of a 350 Gwh gas-fired power plant. Expected 250 person-years of employment during construction and 20 operating jobs. Project has new proponents and a new location in Port Alberni, and has been short-listed for BC Hydro's Customer Generation power acquisition program.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2002

Port Hardy

Limestone Quarry, Graymount Western Ph: (801) 262-3942
Proposed limestone quarry on north Vancouver Island approx 250,000 tonnes/yr. Two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Completed environmental studies for the Marnie Bay site. Project indefinitely on hold.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 1999
Start: 2004
Finish: 2005
Last Update: Sep 2002

Saanich

Highway 17 Upgrades, Ministry of Highways Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada). Consultation with communities underway.

Status: Proposed
Est. Cost ($ million): 112
First Entry: Mar 2002
Start: ?
Finish: ?
Last Update: Sep 2002

Saanich

773 Cordova Bay Road Residential and Industrial Project,
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. Plans for the development not expected until Fall 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: Spring 2004
Finish: Summer 2006
Last Update: Dec 2002

Sooke

Shambrook Hill Development, Swiftsure Development
Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Rezoning has been approved, new lots will be ready for sale in mid to late 2003.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2002
Start: Sep 2003
Finish: 2007
Last Update: Dec 2002

Ucluelet

Ucluelet Mixed Use Development, Elke Loof-Koehler
Ph: (250) 726-7570 (Alberni-Clayoquot Regional District
Proposed multi- use development on 40 hectares of waterfront in Ucluelet. Phase 1: 200 townhomes and pub. Next phases to include a wellness center and spa, hotel and seniors home.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Start: Summer 2003
Finish: Fall 2005

Victoria

Residential Towers Songhees, Focus Equities Alberta
Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10 ,11 and 13 storeys and series of townhouses totalling 597 units. Rezoning and development permits are in place. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Dec 2002
Start: Summer 2003
Finish: Fall 2005

Victoria

University of Victoria Expansion, University of Victoria
Ph: (250) 721-6139
A new 7,800-square-metre engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full time places by the year 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Provincial government approved funding.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2002
Start: Summer 2003
Finish: Fall 2005

Victoria

Hotel and Residential Complex, GMC Projects
Ph: (250) 389-2662 (Architect)
Proposed seven storey hotel-condominium complex at Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings - a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard Street. Development permit has been approved but is currently being amended.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Dec 2002

Victoria

Enhanced Disinfection Water Treatment Facilities,
Capital Regional District Ph: (250) 360-3000
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. The UV reactors are on order with Trojan Technologies Inc. Tenders for civil, architectural, structural, mechanical, electrical, and I&C requirements closed Dec 11, 2002.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2001
Start: Early 2003
Finish: Early 2005
Last Update: Dec 2002

Victoria

Victoria Harbour Centre for the Performing Arts, Victoria City
Ph: (250) 361-0382
Proposed performing arts centre at Ship Point on the Inner Harbour. Application for Canada-British Columbia Infrastructure Program funds is under consideration. In the very early stages of planning. Project is jointly owned by Victoria, Oak Bay and Saanich. Seeking private and public funding.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2001
Start: Late 2003
Finish: Late 2004
Last Update: Sep 2002

1. Vancouver Island/Coast

Victoria

Belleville Ferry Terminal Redevelopment, City of Victoria/ Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed — Start: Mar 2003
Est. Cost ($ million): 16 — Finish: Late 2004
First Entry: Mar 1999 — Last Update: Dec 2002

Victoria

Victoria Sewage Treatment Plant, Capital Regional District Ph: (250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. Decision on project expected in Spring 2003.

Status: Proposed — Start: 2004
Est. Cost ($ million): 100 — Finish: 2007
First Entry: Mar 1999 — Last Update: Dec 2002

Victoria

Multi-Purpose Arena/Convention Facility, RG Properties & City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7500 seats. Private partner was selected to proceed with a design-build operate package based on a 30 year agreement.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Dec 2002

STATUS: ON HOLD

Cumberland

Tsable River Coal Mine, Quinsam Coal Ph: (604) 684-9288
Proposed reopening of Tsable River coal mine 11 km south of Cumberland. Estimated reserves of 30-38 million tonnes that could be mined at 300,000 to one million tonnes per year. Parent company is Quinsam Coal. Development for sale, one company interested in coal-bed methane potential. Project has been deferred for a one year minimum.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Langford

Goldstream Meadows Residential Development, Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Bas Smith Architecture Inc. is architect for townhouse units. Property is for sale.

Status: On hold — Start: ?
Est. Cost ($ million): 36 — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2002

Nanaimo

Duke Point Biomass Energy Facility, EnviroCo Energy Recovery Ltd. Ph: (250) 743-7670
Municipal waste incinerator proposed to generate 140 MW of electricity for 100,000 homes at Duke Point near Nanaimo. The incinerator would burn 875,000 tonnes of garbage and waste wood per year. Very preliminary. Requires amendment to Regional District solid waste management plan and BC Environmental Assessment Act approval. Land for the project must be removed from the Forest Land Reserve. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 200 — Finish: ?
First Entry: Sep 2001 — Last Update: Dec 2002

Nanaimo

Nanaimo Hotel and Convention Centre, Egon Khun/City of Nanaimo Ph: (250) 755-4429
New waterfront 150-room hotel and 48,000-sq ft conference centre to be built as well as renovations to the Malaspina Hotel in a public-private partnership. Final feasibility study and approval of city funding are complete. All other approvals are in place. Construction Manager: Intertech Construction Management. Project is on hold in order to arrange finances.

Status: On hold — Start: Jan 2004
Est. Cost ($ million): 27 — Finish: Jan 2005
First Entry: Sep 2001 — Last Update: Dec 2002

Nanaimo

Wal-Mart Store, Wal-Mart Canada Inc. Ph: (905) 821-2111
Development of a one-storey store (12,000 sq m) at the former Bay site at Woodgrove Mall. In planning stages. Project is currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Mar 2001 — Last Update: Sep 2002

Port Hardy

Inco Copper Refinery Ph: (250) 902-1234 (Port Hardy City)
Proposed custom copper-smelting to eventually produce 100,000 tonnes/yr using infrastructure from the former Island Copper Mine near Port Hardy. Initially expected to generate 60-80 jobs. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 80 — Finish: ?
First Entry: Sep 1999 — Last Update: Jun 2002

Salt Spring Island

Channel Ridge Village, Property Team Inc.
Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) compatible with the natural environment on a 90-acre site. Architect: de Hoog D'Ambrosio Rowe Architects. Project on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Dec 1997
Start: 2004
Finish: 2007
Last Update: Sep 2002

Salt Spring Island

Salt Spring Island Village Resort, Saltspring Island Village Resorts
Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold
Est. Cost ($ million): 14
First Entry: Sep 1997
Start: 1996
Finish: ?
Last Update: Sep 2002

Sooke

Deer Trail Resort, Deer Trail Development/Cinema XL Group
Ph: (250) 384-3590
Proposed Deer Trail Lodge, adjacent hotel, cottages, and other facilities to be built in phases over 10 - 15 years. Development permit approved. Preparing working drawings for phase 1 ($25 million), destination resort. Phase 2 is a media village. First part of the development, a campground, is open. As of Dec 2001 the development permit has expired. There have been no further applications but planning is still ongoing

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Sep 2002

Victoria

Conventional Ferries Construction, BC Ferries Corporation
Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Sep 2002

STATUS: UNDER CONSTRUCTION

Colwood

Royal Bay Housing Development, Construction Aggregates Ltd.
Ph: (250) 478-8311
Multi-phase (2800 homes) development on 250-ha site on Metchosin Road over 20 years. Phase 1 includes 646 single units, duplex homes, and townhouses with no further development until the completion of the Millstream Connector. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase I are The Hatley and The Delora. They are completely serviced and all lots are sold. The next phase 1A : The Woods will have 119 lots, 3 duplex lots and 103 townhomes. Services are to be completed by early 2003. Primary planning consultant: Cityspaces Consulting.

Status: Under Construction
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: Mar 2000
Finish: 2020
Last Update: Dec 2002

Courtenay

Mt. Washington Ski Resort, Mt. Washington Ski Resort
Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Another lodge and retail/commercial area are being planned. 600 acres were developed over Summer 2002 as summer hiking trails and ski trails. A hotel with 60 units in preliminary planning stages. Construction to start 2004. In Fall 2002 a new six seater high speed chairlift was installed.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Sep 1997
Start: Summer 2000
Finish: 2004
Last Update: Dec 2002

Esquimalt

CFB Esquimalt Projects, Department of Defence Ph: (250) 363-7928
New buildings for dockyard shop consolidation ($70 million). Out of the 13 phases the first 6 have been completed..Phases 6-11 involves the Fleet Maintenance Building 39,000 sq m and is currently under construction. Design consultants are Reid Crowther, Construction of a transmission pipeline 90% complete, new tank farm 30% complete,to replace Colwood Jetty refuelling facility ($44.8 million) was awarded to NAC Constructors Ltd. with construction started November 2001. Naval officer training facility is awaiting proposals from proponents. Fire-fighting facility ($16 million) is complete. Installation of the watermain began May 2002 and the estimated cost is $3.5 million. Water distribution systems at the Dockyard and Naden sites is estimated to cost $5 million for the two projects.

Status: Under Construction
Est. Cost ($ million): 170
First Entry: Dec 1997
Start: Jan 1999
Finish: 2007
Last Update: Dec 2002

Langford

Bear Mountain Golf Resort, LGB9 Dev. Corp Ph: (250) 474-7344
28 phase residential development (1800 homes) to include two Jack Nicklaus golf courses and clubhouse over 10 -12 years. First golf course nearing completion. Development between two municipalities, Langford and Highlands. Website: www.bearmountaingolf.com

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Dec 2002
Start: Mar 2002
Finish: 2014

1. Vancouver Island/Coast

Langford

Westwind Plaza Ph: (250) 478-3121
Six buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed July 2001. As of Sept. 2002, 2 buildings have been built out of 6. Project will proceed as market warrants development.

Status: Under Construction — Start: Late 1999
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 1999 — Last Update: Dec 2002

Nanaimo

Malaspina University College Expansion, Malaspina College
Ph: (250) 753-3245
Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre reached substantial completion in Dec 2001. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Construction of an office building for the International Program will be completed in Jul 2003. An expansion of the Library will start in Apr 2003 and complete in Spring 2004, and seismic upgrading and expansion of a cafeteria will start in Spring 2003 and complete in Fall 2003.

Status: Under Construction — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: Summer 2004
First Entry: Jun 2000 — Last Update: Dec 2002

Nanoose

Pacific Shores Nature Resort, Ocean Place Holdings Ltd.
Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office.

Status: Under Construction — Start: Spring 1998
Est. Cost ($ million): n/a — Finish: Late 2003
First Entry: Sep 1997 — Last Update: Dec 2002

North Saanich

Victoria International Airport Expansion, Victoria Airport Authority
Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Apron expansion was complete in Nov 2000. Building construction started in Sep 2000. Stage 1: West baggage claim addition completed Mar 2001. Stage 2: New lower hold-room completed Jun 2001. Stage 3: Area occupied by Canada Customs and car rental agencies completed Apr 2002. Stage 4: Centre Core (retail, upper level hold-room, observation lounge, preboard screening) completed Nov 2002. Stage 5: Baggage-handling area completed Nov 2002. Stage 6: Departure and passenger check-in area, tendering of contract will occur in June 2003 with building completion by Fall 2004. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Under Construction — Start: Late 2000
Est. Cost ($ million): 21 — Finish: 2003
First Entry: Jun 1999 — Last Update: Dec 2002

Saanich

5300 Cordova Bay Road Residential/Commercial/Golf Course Development, Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
175-unit residential building, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. 32 apartments are complete. Rezoning for 24 apartments (Sayward Hill) is complete. The subdivision application for further development has been finalized. Golf course is complete. Phase 1: 29 town house and condominium units are completed. Phase 2 : site servicing is completed but no dates as to when construction will proceed.

Status: Under Construction — Start: 1998
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Sooke

Silver Spray Resort, Michael and Roxanne Thornton
Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 50 — Finish: Summer 2008
First Entry: Jun 1999 — Last Update: Dec 2002

Victoria

Royal Roads University Campus Building Development,
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, currently under construction to be completed in Jun 2003, and 2) a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Architect: Williams + D'Ambrosio Architects.

Status: Under Construction — Start: Sep 2002
Est. Cost ($ million): n/a — Finish: Summer 2004
First Entry: Jun 2002 — Last Update: Dec 2002

Victoria

Worldmark Residential Development Ph: (604) 685-0111
Timeshare residential development at 120 Kingston Street at Superior and Kingston. Building to be constructed in two levels of 9 and 7 storeys each. Construction manager: Intertech Construction Management. East Tower is completely finished. West tower is underway, to be finished by Jan 2003

Status: Under Construction — Start: Feb 2002
Est. Cost ($ million): 20 — Finish: Jan 2003
First Entry: Mar 2002 — Last Update: Dec 2002

Victoria

Upper Harbour Place Office Development,
Griffiths Milne Clough Projects Inc. Ph: (250) 414-4465
Proposed two phase development on Tyee Road on the Inner Harbour. Phase 1 is a 4 storey, 50,000 sq ft building to house Pacific Coast Net, due to be completed in March 2003. Phase 2 is a five storey, 100,000 sq ft office building to be rezoned for higher density. Construction of Phase 2 on hold. General Contractor: Dominion Fairmile.

Status: Under Construction — Start: Nov 2002
Est. Cost ($ million): 20 — Finish: Mar 2003
First Entry: Dec 2001 — Last Update: Dec 2002

Victoria

Marriott Garden Hotel, Concert Properties Ph: (604) 688-9460
Proposed 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel, and a 10 storey office building. Phase 2 and 3: two high-rise residential towers will require rezoning. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. A development permit has been issued. Building of the hotel is expected to create 200 full time jobs . Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Under Construction — Start: Late 2002
Est. Cost ($ million): 90 — Finish: Spring 2004
First Entry: Sep 1999 — Last Update: Dec 2002

Victoria

Mount St. Mary Hospital (Fairfield Health Centre) Replacement,
Capital Health Region/Mount St Mary Hospital Ph: (250) 370-8699
Replacement of the existing Mount St. Mary Hospital at 841 Fairfield Rd. with a new 5-storey 200-bed multi-level care facility with a parking structure . Architect: Jensen Group Inc. Construction contractor: Campbell Construction Ltd. About 150 people will be working on the site at the peak of construction. In addition, refurbishment of the St. Joseph's building in combination with a mixed use private sector site will be developed on west end of the property.

Status: Under Construction — Start: Sep 2001
Est. Cost ($ million): 31 — Finish: Feb 2003
First Entry: Sep 1997 — Last Update: Dec 2002

Victoria

Selkirk Waterway Project, Jawl Holdings Ltd.
Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A building permit has been issued for a 28-unit apartment building. An assisted care living facility, and a high-tech building and parkade are in the planning stages.

Status: Under Construction — Start: 1994
Est. Cost ($ million): 100 — Finish: 2006
First Entry: Sep 1997 — Last Update: Sep 2002

Victoria

Shoal Point Residential Development,
South Island Development Corp Ph: (250) 388-6608
Residential project in three buildings beside Fishermens Wharf at the Chevron site, includes two floors of marine-related businesses, and 156 condos including 14 live-work units. Phase 1 (marine commercial space and 62 condos) is complete. Phase 2 which includes 20,000 sq ft of commercial space and 43 condos is complete. Phase 3: 12,000 sq ft of commercial space and 55 condos is under construction to be completed by Spring 2003.

Status: Under Construction — Start: Mar 1999
Est. Cost ($ million): 60 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Victoria/Capital Regional District

Hartland Landfill Improvements, Capital Regional District
Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. At the end of March 2002 there was a call for proposals for a suitable gas-utilization technology to generate electricity, for approx 3 MW. BC Hydro may be buying the power generated and a decision regarding purchase of the power is expected to be made in Spring 2003. The facilities for gas utilization will be constructed in 2003.

Status: Under Construction — Start: 1992
Est. Cost ($ million): 27 — Finish: Late 2003
First Entry: Sep 1997 — Last Update: Dec 2002

STATUS: COMPLETED

Colwood

Millstream Connector Highway By-Pass,
BC Ministry of Transportation Ph: (250) 952-4515
By-pass of former Highway 1A for commuters in the Western Communities, to extend between Sooke Road and Latoria Road. The by-pass will have four-lanes to Allendale Road and a two-lane section built on a four land base beyond Allendale Road.

Status: Completed — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: Fall 2002
First Entry: Mar 2001 — Last Update: Dec 2002

Victoria

Sooke Reservoir Expansion Project, Capital Regional Water District
Ph: (250) 474-9600
Raising of the Sooke Dam by 6 m resulting in a 70% increase in the reservoir's capacity. Contractor: JJM Construction.

Status: Completed — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Nov 2002
First Entry: Sep 1997 — Last Update: Dec 2002

Victoria to Campbell River

Vancouver Island Highway Project,
BC Ministry of Transportation & Highways Ph: (250) 953-4949
The project includes new highway (150 km), bridges, overpasses, interchanges and improvements to the existing system west of Victoria to Campbell River. Construction of most sections is complete, the most recent being the Courtenay to Campbell River portion completed Fall 2001. The Chemainus and Ladysmith areas were completed Fall 2002. The Trans Canada Highway - Victoria approaches were completed November 2002.

Status: Completed — Start: 1994
Est. Cost ($ million): 1300 — Finish: Late 2002
First Entry: Sep 1997 — Last Update: Dec 2002

Mainland/Southwest Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2002) : 65.3
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	130.8	378.7	222.4	791.8	577.7	291.8	2,393.1	940.2	0.320	0.183	0.503	2001
2006	125.4	383.6	236.7	812.3	703.9	329.3	2,591.2	1,052.3	0.290	0.188	0.478	2006
2011	133.2	375.0	250.1	842.8	818.9	379.6	2,799.4	1,175.4	0.266	0.199	0.464	2011
2016	142.7	372.4	255.9	887.7	883.5	468.0	3,010.2	1,303.1	0.254	0.231	0.485	2016
2021	150.0	389.0	243.3	940.0	923.2	569.2	3,214.7	1,414.3	0.256	0.270	0.526	2021
2026	153.7	411.7	243.0	968.1	952.4	681.5	3,410.4	1,509.9	0.261	0.315	0.576	2026
2031	154.2	429.4	255.5	976.1	985.8	789.0	3,590.0	1,603.1	0.263	0.356	0.619	2031

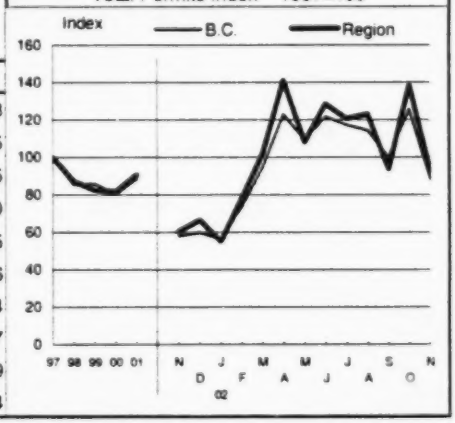
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

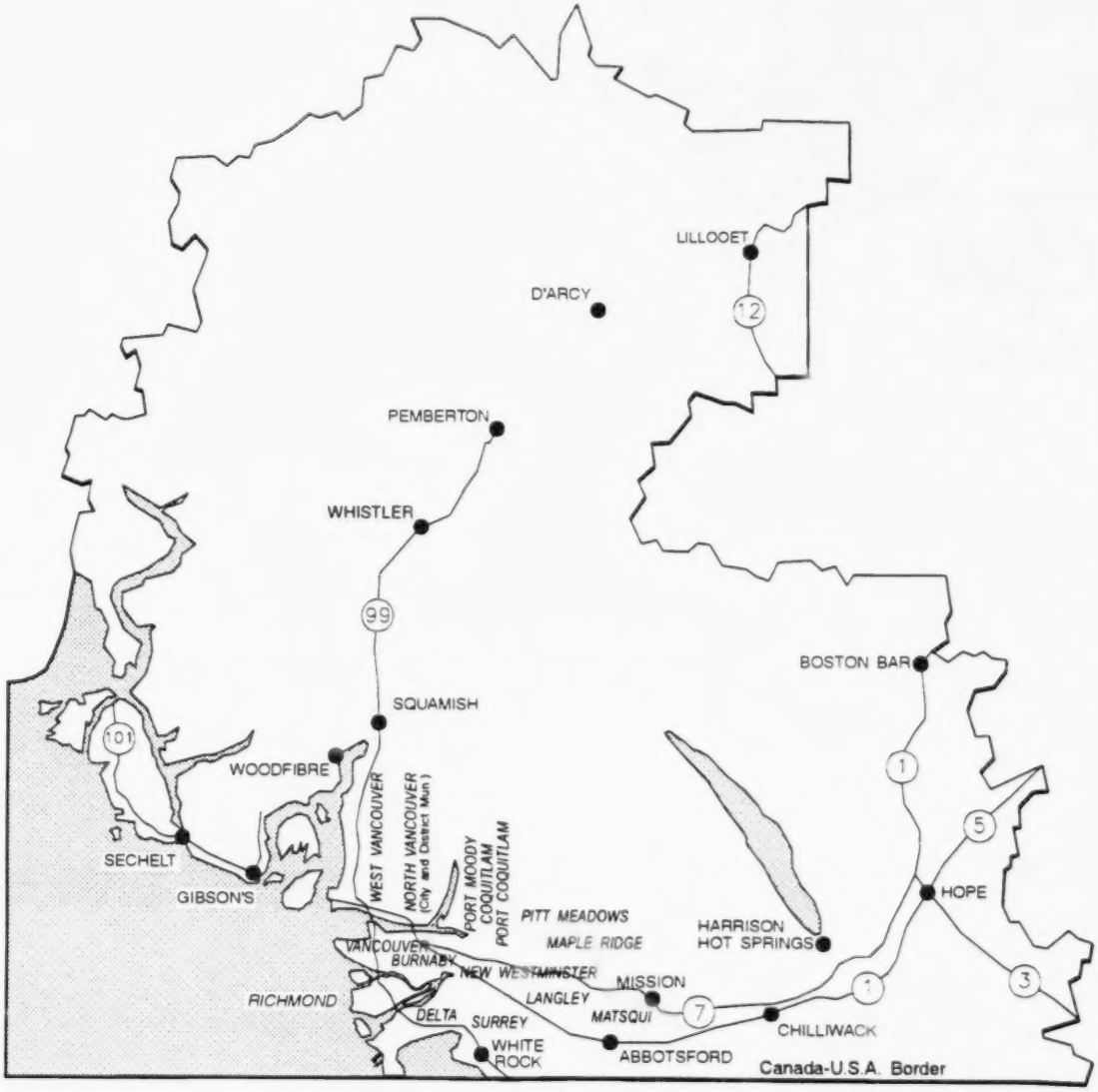
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	4,107.3	1,143.7	91.2	721.6	330.9	2,963.6	24,283
1995	3,452.3	1,236.7	126.2	680.1	430.4	2,215.6	16,495
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,708.2	1,310.7	183.7	953.3	173.6	2,397.6	18,440
1998	3,236.3	1,414.9	189.2	944.3	281.4	1,821.4	13,115
1999	3,061.9	1,304.9	231.0	749.5	324.4	1,757.0	11,496
2000	3,029.7	1,412.9	185.1	929.3	298.4	1,616.8	10,024
2001	3,369.4	1,376.9	150.5	795.0	431.3	1,992.5	11,717
YTD Nov '01	3,163.6	1,322.1	141.7	769.6	410.8	1,841.5	10,839
YTD Nov '02	3,653.2	1,094.4	153.8	716.8	223.9	2,558.8	15,904

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Mainland/Southwest		**2,329,096**	**2,362,960**	**2,401,743**	**2,430,833**
Vancouver	C	561,955	569,676	577,256	577,772
Surrey	C	347,212	355,559	365,523	376,757
Burnaby	C	195,675	200,292	204,407	205,955
Richmond	C	166,962	169,203	172,547	174,617
Abbotsford	C	116,847	118,867	121,263	124,591
Coquitlam	C	114,271	116,003	118,621	120,967
Delta	DM	100,961	101,383	101,515	101,226
Langley	DM	89,760	90,298	90,989	90,997
North Vancouver	DM	85,466	85,649	86,084	85,720
Maple Ridge	DM	62,807	64,459	66,269	68,527
Chilliwack	DM	65,052	65,216	65,850	66,611
New Westminster	C	56,112	57,724	57,713	57,603
Port Coquitlam	C	52,146	52,747	53,941	55,793
North Vancouver	C	45,284	45,932	46,756	47,893
West Vancouver	DM	42,941	42,896	43,033	42,778
Mission	DM	32,422	32,547	32,793	32,907
Port Moody	C	24,239	24,460	25,047	25,545
Langley	C	24,409	24,597	24,885	24,682
White Rock	C	18,639	18,761	19,049	19,408

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Abbotsford Residential Development,
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Sep 2002

Burnaby

Burnaby Waste to Energy Project,
Greater Vancouver Regional District Ph: (604) 432-6200
New generation of 118 gigawatt hours of electricity at the pulp and paper mill using municipal solid waste. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?

Burnaby

Simon Fraser University Expansion, Simon Fraser University
Ph: (604) 291-4743
Construction of a 9000 sq m building providing space for the School of Engineering Science and a $2 million renovation of the existing Applied Science Building to house the School of Computing Science. Provincial government approved the funding. Website: www.sfu.ca/Facilities Management.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2002
Start: Spring 2003
Finish: Fall 2004

Burnaby

The Presidia Residential Development, Bosa Ventures
Ph: (604) 688-2672
Proposed 30 storey highrise and nine townhouses including 151 units at 5145 Kathleen Ave. Website: www.bosaventures.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2002
Start: Early 2003
Finish: Sept 2004

Burnaby

Burnaby Lake Rejuvenation Project, City of Burnaby
Ph: (604) 294-7944
Removal of approximately 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Received Environmental Assessment Act approval.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Start: Spring 2003
Finish: Late 2004
Last Update: Dec 2002

Burnaby

Burnaby Secondary School, Burnaby School District
Ph: (604) 664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. Project is at design and value analysis stage. Project expected to go to tender in February 2003.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Start: Spring 2003
Finish: Aug 2004
Last Update: Dec 2002

Burnaby

Metrotower III, Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Start: 2004
Finish: 2006
Last Update: Dec 2002

Burnaby

UniverCity Highlands, Burnaby Mountain Community Corporation
Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented townsite complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 1800 residential units with school, park and mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Hotson Bakker Architects. The first phase of development will include a park, elementary school and 400 residential units and will be at the east end of the campus. BMCC is continuing to seek public input on possible housing choices: co-ops, rental housing and condominiums; and community architectural style. Watercourse and storm water management and transport plans are being developed. Phase 1: The site for 400 townhouses and apartment units and part of the town centre is being prepared Fall 2002. Construction to start Spring 2003 and occupancy to start Summer 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1997
Start: Spring 2003
Finish: 2012
Last Update: Dec 2002

Chilliwack

Chilliwack Hotel and Convention Centre, CTEW Group/
City of Chilliwack Ph: (604) 793-2906 (City)
Development of a 105-unit condo development, retail space and 3 levels of parking and one main floor convention centre space. To be built downtown adjacent to the existing 100-room Rhombus Hotel. In planning stages.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Spring 2003
Finish: Fall 2005
Last Update: Dec 2002

Delta

Roberts Bank Port Expansion, Port of Vancouver
Ph: (604) 665-9024
Expansion of container port, in preliminary planning stages. May require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Start: ?
Finish: ?

Delta

Massey Tunnel Seismic Upgrade, BC Ministry of Transportation
Ph: (250) 387-3198
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2001
Start: Late 2003
Finish: 2005
Last Update: Dec 2002

Fort Nelson

Duke Energy Southern Mainline Expansion, Duke Energy Inc.
Ph: (604) 960-2010
Additional gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland will increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. Westcoast received commitments from its customers. Additional transportation service agreements are also needed before expansion will proceed. Appyling to National Energy Board Nov 2002. Website: www.wei-pipeline.com

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2001
Start: Spring 2003
Finish: Fall 2005
Last Update: Dec 2002

Hope

Cogburn Magnesium, Leader Mining International (Calgary)
Ph: (250) 387-7475 (BC Env Assessment Office)
250,000 t/yr quarry to produce magnesium silicate and 120,000 t/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure enegy supply of 250 MW. Application through the BC Environmental Assessment Act is expected in spring 2003.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Start: Spring 2004
Finish: Spring 2005
Last Update: Dec 2002

Horseshoe Bay

Horseshoe Bay Ferry Terminal Improvements,
BC Ferries Corporation Ph: (250) 381-1401
Improvements include relocation of 0.5 km of roadway and removal of Argyle overpass. Phase 1: Construction commenced Jan 2001 with re-location of the toll booths further uphill. Other improvements will include expanded terminal holding compound and parkade, a facility for maintenance staff, and an office for administration and foot-passenger tickets. New overhead walkway completed in May 2002. A 462-vehicle, three level parkade was completed in Nov 2002. The terminal maintenance building will be completed in Spring 2003.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Start: Spring 2001
Finish: Spring 2003
Last Update: Dec 2002

Langley

Watercolours Residential and Commercial Development,
Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Road to include 390 housing units, a 90 room hotel and recreational facilities. In approvals stage.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Start: Sep 2004
Finish: Sep 2006
Last Update: Sep 2002

Lillooet region

Cayoosh Ski Resort, NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,186-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Other permits and approvals to follow. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Land and Water BC Inc. will establish a committee to co-ordinate master planning and related processes. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2002

New Westminster

The Woodlands, BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, two four storey town homes, four 16 storey high rises and other lower buildings. 1270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning approved.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Sep 2002
Start: Summer 2003
Finish: Summer 2005
Last Update: Dec 2002

New Westminster

615 Hamilton Street Apartments, Appia Developments
Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Project is at 4th reading and will proceed in Spring 2003.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Dec 2001
Start: Early 2003
Finish: Early 2005
Last Update: Dec 2002

New Westminster

Patullo Bridge Rehabilitation, TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. Work on phase 1 is expected to proceed in the Spring 2003.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Start: Spring 2003
Finish: 2005
Last Update: Sep 2002

New Westminster

Royal City Terrace on Queen, Bucci Developments
Ph: (604) 525-5809
Planned four-storey building with 7800 sq ft of commercial space and three floors containing 61 condominium apartments and another 82 residential units. Located on a 2.5-acre property along 6th St at the YMCA site, across from City Hall. Phase 1 (39 townhomes) and Phase 2 (36 townhouses) are complete. The next phase to start construction in the Spring 2003 involves 28 townhomes .The proposed two apartment blocks with commercial space on the ground floor are not going ahead.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Sep 1997
Start: May 2003
Finish: Fall 2003
Last Update: Sep 2002

North Vancouver

Residential Tower Ph: (604) 985-7761 (City of North Vancouver)
Proposed 14 storey residential tower to be built on 1st Street. City council has approved the rezoning.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 20 — Finish: Spring 2004
First Entry: Sep 2002 — Last Update: Sep 2002

North Vancouver

Shopping Centre, Anterra Retail Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. Approvals being sought. Architect: Kasian Kennedy Architects.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 45 — Finish: Spring 2004
First Entry: Sep 2002 — Last Update: Sep 2002

North Vancouver

Seymour Creek Village, Squamish Nation Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. The provincial government has approved new access off Dollarton Highway and further access improvements off Seymour Parkway. Architect: Urban Design Group Architects.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Fall 2004
First Entry: Mar 2001 — Last Update: Dec 2002

North Vancouver

Seymour Falls Dam West Abutment Project,
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. Project has been delayed and is expected to go to tender in Summer 2003.

Status: Proposed — Start: Dec 2003
Est. Cost ($ million): 18 — Finish: Jun 2005
First Entry: Jun 1998 — Last Update: Dec 2002

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant,
Greater Vancouver Regional District Ph: (604) 432-6340
The largest water filtration plant in North America, for the Seymour source, has completed preliminary design. A design-build-operate call for proposals for the 1000 Ml/day plant was completed in Oct 2000. Expected to be a 5- to 20-year operating contract. Project management services awarded to Liaicon and Associates Inc. The facility located southeast of Rice Lake will provide filtration and ultrviolet light purification for both the Seymour and Capilano Reservoirs. Twin tunnels 7.5 km's in length and 3 - 3.5 m in diameter will be constructed and well as pumping stations at the Capilano reservoir. Project will be done in three phases. Phase 1- filtration plant ($150 million), phase 2- tunneling and phase 3- pump station. December 2002 announcement of $100 million funds from Federal and Provincial governments.($50 million each)

Status: Proposed — Start: Early 2004
Est. Cost ($ million): 450 — Finish: 2007
First Entry: Sep 1997 — Last Update: Dec 2002

Pemberton

Douglas Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 45 — Finish: Spring 2005
First Entry: Mar 2002 — Last Update: Dec 2002

Pemberton

Fire Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 35 — Finish: Spring 2005
First Entry: Mar 2002 — Last Update: Dec 2002

Pemberton

Mk'walts (Ure) Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. Water and crown land licence reviews underway.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 40 — Finish: Spring 2005
First Entry: Mar 2002 — Last Update: Dec 2002

Pemberton

Stokke Creek Water Power Project, Cloudworks Energy Inc.
Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 38 — Finish: Fall 2005
First Entry: Mar 2002 — Last Update: Dec 2002

Pitt Meadows

CP Business Park Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park to be built on former CP Rail land in 2-3 phases. Phase 1 proposal is for a 250,000 sq ft Western Grocers distribution centre. Third reading for rezoning approved.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): n/a — Finish: Fall 2003
First Entry: Sep 2002 — Last Update: Dec 2002

Pitt Meadows

Mayfair Place Shopping Centre, Onni Group Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. Canadian Superstore is one of the two major tenants that have been secured. Their store to start construction in January 2003. Presently under negotiations with Walmart to be the second major tenant.

Status: Proposed — Start: Jan 2003
Est. Cost ($ million): 25 — Finish: Fall 2003
First Entry: Jun 2001 — Last Update: Dec 2002

Pitt Meadows

Sawyer's Landing, Equitas Development Corp. Ph: (604) 879-9490
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Dec 1999 — Last Update: Dec 2002

Port Coquitlam

Coast Meridian Overpass Ph: (604) 927-5411(Port Coquitlam City)
Port Coquitlam city proposing an overpass crossing the CP Railyard.

Status: Proposed — Start: 2004
Est. Cost ($ million): 35 — Finish: 2006
First Entry: Dec 2002

Port Coquitlam

Dominion Triangle Commercial Park,
First Professional Management Inc. Ph: (604) 448-9112 (Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings. Project is proceeding more slowly than originally planned.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 60 — Finish: Fall 2004
First Entry: Jun 2001 — Last Update: Dec 2002

Port Coquitlam

Highway Bypasses, Port Coquitlam City Ph: (604) 927-5420
A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a $39-million overpass above the CP Rail yard, and a $9- to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. Awaiting funding decision.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 48 — Finish: 2007
First Entry: Sep 1999 — Last Update: Sep 2002

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project,
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Dec 2002

Powell River

Powell River Condensing Turbine Electricity Generation Project,
Norske Canada Ph: (604) 654-4000
New generation of 170 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed — Start: ?
Est. Cost ($ million): 55 — Finish: ?
First Entry: Dec 2002

Richmond

Sun Tech Hotel/Commercial Complex,
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. At 3rd reading in the rezoning approval process. Project will not proceed until sometime in 2003. Architect: Andrew Cheung Architects Inc. Project Manager: Echo West Developments Ltd.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 75 — Finish: 2005
First Entry: Sep 1998 — Last Update: Dec 2002

Richmond

Richmond Trade & Exhibition Centre, PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Richmond City Council and staff are working on the project with the developer. Project has been delayed, but may start in 2004.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 63 — Finish: Fall 2005
First Entry: Mar 1998 — Last Update: Dec 2002

Richmond

Aberdeen Mall Expansion, Fairchild Property Group
Ph: (604) 872-1633
Redevelopment of existing mall at Cambie Road and No. 3 Road. Project is 3-storeys and total building area to increase by approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. Architect: Bing Thom Architects Inc.

Status: Proposed — Start: June 2003
Est. Cost ($ million): 60 — Finish: Nov 2004
First Entry: Dec 1997 — Last Update: Dec 2002

Squamish

Ashlu Creek Hydroelectric Project, Ledcor Industries Ltd.
Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. The water licence review will require preparation of an Environmental Socioeconomic Report, to be reviewed by agencies/the public. Initiating water licence review.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 45 — Finish: Fall 2006
First Entry: Dec 2000 — Last Update: Dec 2002

Squamish

Upper Mamquam Hydroelectric Project, Canadian Hydro Developers
Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. The water licence review of the developer's Environmental Socioeconomic Report was initiated.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 35 — Finish: Fall 2005
First Entry: Dec 2000 — Last Update: Dec 2002

Squamish

Sea-to-Sky University at Squamish,
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Requires financing, detailed environmental assessments, and rezoning. Howe Sound Education Foundation had signed a $2-million conditional purchase agreement with landowner Merrill & Ring for District Lot 512. The sale closed on Mar 31, 2001. Construction slated to start in 2003.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 120 — Finish: 2004
First Entry: Sep 2000 — Last Update: Dec 2002

Squamish

Garibaldi at Squamish Ski Resort, Garibaldi Alpen Resorts Ltd.
Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, and 1500-room hotel. Preparing project report for Project Approval Certificate under the Environmental Assessment Act. Extension given for submission of project report in February 2002. Master Plan must be submitted by April 15, 2003 for provincial approval. Project financing obtained and reviews will be reactivated.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 250 — Finish: Summer 2008
First Entry: Sep 1997 — Last Update: Dec 2002

Squamish

Squamish Port Development, BC Rail Ph: (604) 986-2012
BC Rail is planning a new three-berth port facility in Squamish. In very preliminary planning stages. Land agreement with Squamish Nation was achieved.

Status: Proposed — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2002

Surrey

Ship Program Canada/US Border Crossings
Ph: (250) 387-7787 (Ministry of Transportation)
Strategic Highway Infrastructure Program to enhance traffic flow across the US/Canada border and provide security devices: Includes expanding 8th Ave from 2 to 4 lanes ($7.2 Million), improvements to the 8th Ave and Hwy 99 interchange ($8.6 million) and 8th Ave and Hwy 15. ($1 million), and construction of Intelligent Transportation System to allow commercial vehicles to get through faster ($1.8 million).

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Late 2006
First Entry: Dec 2002

Surrey

Campbell Heights Business Park, Kingswood Properties
Ph: (604) 687-1520
Development of a business park near 24th Ave and 192 Street. Applying for city approvals.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): n/a — Finish: Early 2004
First Entry: Sep 2002 — Last Update: Sep 2002

Surrey

Hotel/ Commercial and Residential Development,
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70 - 72) to be built in three phases at 176 St and 2nd Ave. Planning underway and development permits applied for in September 2002. Hotel development has funding. The site on which the housing component will be developed has been sold to a developer with construction taking place in 2003. Hotel also expected to proceed in 2003.

Status: Proposed — Start: 2003
Est. Cost ($ million): n/a — Finish: 2004
First Entry: Jun 2000 — Last Update: Sep 2002

Surrey

Guildford Business Park, Bentall Corporation Ph: (604) 640-5881
Proposed 18-acre business park at 10231 154th Street to include 450,000 sq ft of office space in five buildings. In advanced planning stages Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): n/a — Finish: Jun 2005
First Entry: Sep 1998 — Last Update: Dec 2002

Surrey/Delta

South Fraser Perimeter Road,
BC Ministry of Transportation & Highways Ph: (250) 356-1566
Province seeking partnership with federal and municipal governments and Translink. Route would involve limited access four-lane, 20-km expressway from Highway 15 to Highway 91 incorporating existing work wherever possible to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities, Tsawwassen ferry terminal and business traffic to Highway 1. Route to go from Alex Fraser Bridge/Highway 91 to 176 St/Hwy 1 Trans-Canada. Construction to take place over 5 years. Planning underway.

Status: Proposed — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Sep 1998 — Last Update: Dec 2002

Vancouver

Famous Players Development 900 Burrard St, Bosa Ventures
Proposed 25 storey building: 10 storeys for theatres and 14 storeys for residential units (436) at Burrard, Smythe and Hornby Streets. Building permit was issued in November 2002.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 125 — Finish: June 2005
First Entry: Dec 2002

Vancouver

UBC Boiler Upgrade Cogeneration Project,
University of British Columbia Ph: (604) 822-3131
New generation of 119 gigawatt hours of electricity at the pulp and paper mill using natural gas. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed — Start: ?
Est. Cost ($ million): 40 — Finish: ?
First Entry: Dec 2002

Vancouver

UBC Library Expansion, University of British Columbia
Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library, to add 200,000 new sq ft of inside floor space and 46,000 square feet of renovated floor space, fully equipped to support wireless technology both inside and out.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 60 — Finish: 2005
First Entry: Dec 2002

Vancouver

550 Bute Hotel, Apartment and Amenity Building,
Amacon Developments Ph: (604) 688-0893 (Architect)
Proposed 40-storeys above and 5-storeys below hotel/apartment tower at 550 Bute St. Awaiting city approvals. Architect: Hewitt Tan Kwasnicky Architects Inc. Project was to have started June 2002 but has been delayed for one year as it is undergoing a redesign.

Status: Proposed — Start: Jun 2003
Est. Cost ($ million): 60 — Finish: Dec 2004
First Entry: Mar 2002 — Last Update: Jun 2002

Vancouver

Hotel and Residential Complex, Allied Holdings Ltd.
Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors residential use and 21 floors for a 110 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 465 feet. Awaiting city approvals.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 100 — Finish: Fall 2004
First Entry: Mar 2002 — Last Update: Dec 2002

Vancouver

The Sterling at 1050 Smithe St., Bonnis Development Corp.
Ph: (604) 618-1600
Proposed apartment tower (129 units) 21-storeys above and 5-storeys below . Approvals issued. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Proposed — Start: Feb 2003
Est. Cost ($ million): 20 — Finish: Summer 2004
First Entry: Mar 2002 — Last Update: Dec 2002

Vancouver

499 Drake Residential Tower, Brook Development Planning Inc
Ph: (604) 731-9053
Proposed 76 units in a 26-storey-above and 3-storey-below residential tower. Received preliminary approval from development permit board in early 2002 and is undertaking changes.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): n/a — Finish: Summer 2004
First Entry: Dec 2001 — Last Update: Dec 2002

Vancouver

455 and 583 Beach Ave Apartments, Concord Pacific
Ph: (604) 926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave. Project has received development permits.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 30 — Finish: Late 2004
First Entry: Sep 2001 — Last Update: Dec 2002

Vancouver

Amtrak Rail Improvements, Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand. Will require upgrades to track and additional sidings on the Canadian portion. Upgrades and additional sidings have been completed from Seattle to Bellingham. Very preliminary. No activity expected until mid 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Sep 2001 — Last Update: Dec 2002

Vancouver

Costco/Residential Development, Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Local concerns are being addressed.

Status: Proposed — Start: ?
Est. Cost ($ million): 200 — Finish: ?
First Entry: Jun 2001 — Last Update: Dec 2002

Vancouver

Convention Centre Hotel, Marathon Developments Inc.
Ph: (604) 683-1024
800-room hotel proposal linked to but separate from the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel is proceeding to development permit approvals, but will likely start construction when the proposed convention centre receives approvals.

Status: Proposed — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Mar 2001 — Last Update: Dec 2002

Vancouver

Vancouver Convention & Exhibition Centre,
Marathon Developments Inc. Ph: (604) 647-7203
The Vancouver Convention Centre Expansion Task Force is proposing a scaled-down trade and convention centre project on the west side of Canada Place that will quadruple the amount of meeting and exhibit space on the site. Proposal includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat l24,000 sq-ft lecture hall). Tourism Sector has confirmed funding of $90 million. Rezoning approval is not expected until Nov 2002. Received approval of funding from the Federal Government of $202 million in November 2003. A public-private partnership with the province and Bentall Capital L.P. Group has collapsed. Convention center to be financed mainly by Provincial and Federal Governments.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 495 — Finish: Fall 2006
First Entry: Mar 2000 — Last Update: Dec 2002

Vancouver

Vancouver General Hospital Medical Technology Park,
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been passed by Health Board. Public hearings completed in Dec 2001. Legal agreement with city of Vancouver ongoing through the Fall of 2002. Further development and detailed master planning to follow. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 140 — Finish: 2019
First Entry: Sep 1999 — Last Update: Sep 2002

Vancouver

1133 Seymour Residential Complex Ph: (604) 688-0893 (Architect)
Two towers of 22 and 23 storeys containing 16,200 sq ft of cultural facility, at Seymour and Davie Streets. Architect: Hewitt & Kwasnicky. At working drawings stage. Building permit has been approved, waiting for excavation permit approval. Excavation to start in January 2003.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 50 — Finish: Fall 2003
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

International Village Stage 2, Henderson Development (Canada) Ltd.
Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F).

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 400 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2002

West Vancouver

Deer Ridge West Residential Towers, Concert Properties
Ph: (604) 682-3726
Proposed three 13 storey residential towers to be built on above the Upper Levels Highway. Official Community Plan was amended in July 2002. Building permits have been submitted for construction of first tower. Construction to start Spring 2003.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): n/a — Finish: Fall 2003
First Entry: Sep 2002 — Last Update: Dec 2002

West Vancouver

The Village at Park Royal, Park Royal Mall Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house a grocery store (Whole Foods), restaurants, fashion and lifestyle retailers. Working drawings and contract tendering expected in spring 2003.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 30 — Finish: Late 2004
First Entry: Sep 2001 — Last Update: Dec 2002

Whistler

Olympic Games Village and Facilities,
Vancouver Whistler 2010 Bid Corporation Ph: (250) 387-8002
As part of a proposed bid to host the 2010 Olympic Games in and near Whistler, a number of sports, housing and infrastructure projects are planned for the Whistler to Pemberton corridor and at possible sites in the Vancouver area. Projects include the construction of an arena in Whistler for the paralympics, an athletes village in Whistler to house 2500 competitors and nordic facilities in the Callaghan Valley south of Whistler at a cost of $90 - $100 million. A luge and bobsled track will be constructed on either Whistler or Blackcomb Mountains at a cost of $50 - $55 million. A practice rink in Squamish for the paralympics would be built. BC Place stadium would be retrofitted for the opening and closing ceremoniesand GM Place's ice arena would be enlarged. The Pacific Coliseum would be renovated for figure skating and a speed skating oval would be constructed on Burnaby Mountain at a cost of $45 - $55 million. An athletes village at the southeast end of False Creek would house 2500 competitors. Other projects include an ice hockey arena at UBC, a curling rink in Queen Elizabeth Park at a cost of $15 - $25 million, and a broadcast centre in Richmond for the international media. Federal and Provincial governments have each committed to contributing $310 million. There would be 228,000 jobs created by the games. Projects would create 68,000 man years' of work. Short list of eligible cities will be announced in August 2002 with the final decision being announced in July 2003. Website: www.winter2010.com

Status: Proposed — Start: 2007
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Sep 2001 — Last Update: Dec 2002

Whistler - 100 km north

Bralorne Gold Mine, Avino Mines & Resources Ltd. Ph: (604) 682-3701
Reactivation of Bralorne mine at 450 tonnes per day. Current reserves indicate a mine life of about 5 years. 530 person-months in construction; 157 employees when operational. Project on-hold pending increase in gold prices. Some site exploration done in Fall 2002. Website: www.bralorne.com

Status: Proposed — Start: ?
Est. Cost ($ million): 27 — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2002

STATUS: ON HOLD

Abbotsford

Mt. Lehman Road Interchange Upgrade,
BC Ministry of Transportation & Highways Ph: (250) 824-2700
Additions of a new four-lane overpass connecting Fraser Highway with Old Yale Road and replacement of the existing two-lane overpass at Mt Lehman Road. Also includes rebuilding the Mt Lehman/Fraser Highway intersection to accommodate four lanes with left-turn bays in all directions. Project on hold while reviews are conducted.

Status: On hold — Start: ?
Est. Cost ($ million): 22 — Finish: ?
First Entry: Jun 2000 — Last Update: Sep 2002

Abbotsford

McKee Road Residential Development,
Focus Architecture and Ping Ltd. Ph: (604) 853-5222
(Owners Rep - Focus Architecture)
Proposed development to include approx 170 townhouses and 45 single-family lots at 3910 McKee Road near Ledgeview Golf Club. Project remains at preliminary planning and approvals stages. Development will also be going back to public hearing.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1999 — Last Update: Dec 2002

Abbptsford

Fraser Valley Regional District General Hospital,
Fraser Valley Regional District Ph: (604) 556-5060
Proposed 300-bed hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road. Architect: Architectura. Have submitted a business case to the provincial government and have received approval in March 2001. Project is undergoing review and is seeking additional private sector involvement.

Status: On hold — Start: ?
Est. Cost ($ million): 210 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

Burnaby

Burnaby Office & High Tech Complex Ph: (604) 687-2990 (Architect)
Proposed office and high tech complex (approx 695,000 sq ft) at 8335 Eastlake Drive to be developed in phases. Project has applied for rezoning. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Sep 2001 — Last Update: Jun 2002

Burnaby

PMC-Sierra Office, PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Dec 2000 — Last Update: Sep 2002

Burnaby

Electronic Arts Canada Headquarters Phase 2, Electronic Arts Canada
Ph: (604) 687-2990 (Architect)
Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Awaiting rezoning. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Mar 2000 — Last Update: Jun 2002

Burnaby

Lake City Court Office Buildings, Tonko Novam Ph; (604) 684-1198
Total of 240,000 sq. ft. of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase is on hold until into 2003.

Status: On hold — Start: Summer 2003
Est. Cost ($ million): n/a — Finish: Fall 2006
First Entry: Jun 1998 — Last Update: Jun 2002

Burnaby

Halifax Street Apartment Towers, Harbour Homes Ltd.
Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely. Architect: Lawrence Doyle Architects.

Status: On hold — Start: Oct 2000
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Burnaby

Burnaby Youth Custody Centre, BC Buildings Corporation
Ph: (250) 952-8500
Youth-custody facility proposed for 3405 Willingdon Avenue. Preliminary planning done. Project cancelled.

Status: On hold — Start: ?
Est. Cost ($ million): 23 — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2002

Coquitlam

Glen Drive Residential/Commercial Development,
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold — Start: Jun 2004
Est. Cost ($ million): n/a — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Sep 2002

Coquitlam

Henderson Civic Centre, Henderson Development (Canada) Ltd.
Ph: (604) 689-8898
Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold until market conditions are right. Project Architect: Kirkor Architects & Planners.

Status: On hold — Start: 1995
Est. Cost ($ million): 300 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Langley

Thunderbird Entertainment Complex, Third Storey Holdings
Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. Phases 2 on hold. Phases 3 and 4 there will be no further development. Project is on hold indefinitely.

Status: On hold — Start: Aug 1998
Est. Cost ($ million): n/a — Finish: ?
First Entry: Jun 1998 — Last Update: Jun 2002

North Vancouver

Village of Northlands, Canada Mortgage and Housing Corporation
Ph: (604) 666-1482
Proposal for 328 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

Pitt Meadows

Swan-e-set Bay Resort, Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Sep 1997 — Last Update: Jun 2002

Port Mellon

LNG Peak Shaving Project, Duke Energy Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's energy policy may enhance the opportunity for development of this project.

Status: On hold — Start: 2006
Est. Cost ($ million): 130 — Finish: 2009
First Entry: Dec 1997 — Last Update: Dec 2002

Port Moody

Suter Brook Development, Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 lowrise and 3 highrises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Rezoned. Ministry of Water, Land and Air Protection has approved a clean-up plan for the contaminated soil. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

Richmond

Richmond Hospital Expansion, Richmond General Hospital
Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Project undergoing review by government.

Status: On hold — Start: ?
Est. Cost ($ million): 76 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Squamish to Whistler

Natural Gas Pipeline, Centra Gas British Columbia Ltd
Ph: (250) 480-4300
Centra Gas plans to construct a 168.3-mm (6-inch) high-pressure natural gas transmission pipeline 60 km from Centras main transmission line at Squamish to Whistler. Plans for expansion may be linked to plans for changes to Highway 99 and Whistler Olympic bid. In discussions with the municipality and DFO.

Status: On hold — Start: ?
Est. Cost ($ million): 19 — Finish: ?
First Entry: Mar 1998 — Last Update: Dec 2002

Surrey

152nd Street High School, Roman Catholic Archdiocese
Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: On hold — Start: Fall 2004
Est. Cost ($ million): n/a — Finish: Fall 2005
First Entry: Jun 2000 — Last Update: Mar 2002

Surrey

Asian Centre, Tahiti Development Ltd. Ph: (604) 582-5066
6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Project 75% complete but financing required to complete it.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Surrey

Cartier Place Condominium Towers, Guildford Estates Ltd.
Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

Surrey

Guildford Park Place Garden Apartments,
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft Architect: Kirkor Architects and Planners. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

955 Burrard Street Residential Tower Ph: (604) 669-7710 (Architect)
Proposed development of a 37-storey residential tower. Architect: Davidson Yuen Simpson Architects.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 2001 — Last Update: Dec 2002

Vancouver

1177 West Pender Office and Retail Development, Wicklow West
Ph: (604) 687-2990 (Architect)
Proposed 18-storey office tower at 1177 West Pender. Building permit issued. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Mar 1999 — Last Update: Sep 2002

Vancouver

1155 West Georgia Office/Retail Tower, Peterson Group
Ph: (416) 598-8200
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2002

Vancouver

Comox Hospital Wing Replacement, St Paul's Hospital
Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval. But because of the age of the building there is a high probability of renovation at sometime in the future.

Status: On hold — Start: ?
Est. Cost ($ million): 49 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

False Creek North Hotel, Canadian Metropolitan Properties Ltd.
Ph: (604) 682-0777
Proposed 29-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Georgia West Office Building, Cadillac Fairview Ph: (604) 688-7236
250,000-sq ft commercial space consisting of offices and some retail at 1153 to 1161 W Georgia Street adjacent to the BC Gas building. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely and will not proceed unless a major tenant is secured.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Mainland/Homer Residential/Commercial Towers, Larco Group
Ph: (604) 925-2700
Three structures containing 757 units on 500,000 sq m at 925-985 Mainland and 908 Homer streets. Architect: Kasian Kennedy Architects. Project Manager: Hobbs Project Management Ltd. Phase 1 is a 225,000 sq ft, 256 unit tower. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Woodwards Building Redevelopment, BC Housing
Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Provincial government bought the building March 2001 for housing, commercial and retail purposes. Up to 40% of the building may be occupied by 275 co-operative housing units and the remainder will be for commercial and retail use. Total floor area is 656,000 sq ft. Project has been put on hold for 2002. Architect: Rafii Architects Inc. and Davidson-Yuen-Simpson Architects.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

West Vancouver

Park Royal Hotel, Holubitsky Family and Mario Corsi
Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. "Step-up" design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 2001 — Last Update: Dec 2002

Whistler

Whistler Hyatt Hotel Ph: (604) 261-8500
Proposal for nine-storey, 320,000-sq ft hotel on 10 acres on Northlands Blvd. To include 400 rooms, 225 studios, and 200 one-bedroom suites, plus meeting rooms, spa, and convention facilities. Project is on hold indefinitely. As of September 2002 Park Georgia has sold property and new owners have not submitted plans for project.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

STATUS: UNDER CONSTRUCTION

Abbotsford

Regional Health Centre - Matsqui Correctional Centre,
Correctional Service Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction.

Status: Under Construction — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Jun 1998 — Last Update: Dec 2002

Burnaby

Madison Centre, Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street completed summer 2002. Phase 3: residential tower to start construction immediately upon completion of phase 2. Project to be constructed in 5 phases and will include 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction — Start: Late 1999
Est. Cost ($ million): 90 — Finish: 2004
First Entry: Mar 1999 — Last Update: Sep 2002

Burnaby

Southoaks Crescent Apartment Towers, Appia Development Corp.
Ph: (604) 294-0666
Three residential towers (18, 19 and 21 stories) at Southoaks Crescent. Architect: Lawrence Doyle Architect Inc. Consulting Engineer: Vector Engineering Services. First tower and Gemini tower are complete. The third tower Gemini II (approx 180,000 sq ft) is a 150-unit 21-storey tower with 2-3 levels of underground parking and six 2-storey townhomes.

Status: Under Construction — Start: Late 2001
Est. Cost ($ million): 40 — Finish: Spring 2003
First Entry: Mar 1998 — Last Update: Dec 2002

Burnaby

Discovery Place Advanced Technology Research Centre,
Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are complete, Building 8 and Discovery Place Research Park and two are in development phase, Buildings 12 abd 14. Architect: Bunting Coady Architects.

Status: Under Construction — Start: Summer 1999
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Dec 2002

Burnaby

Skytrain, BC Ministry of Transportation & Highways Ph: (604) 292-7000
Project involves expansion of the Skytrain light rapid transit line. The 21-km line will link New Westminster, Columbia Station, Lougheed and Brentwood Malls in Burnaby, and Vancouver Community College with 12 stations. Millennium Line opened in August 2002. Phase 2: Lougheed Town Centre to Port Moody to Coquitlam Centre is in the planning stages and slated to be finished in 2005. Other possible lines could be west from Vancouver Community College and possibly a line to Vancouver International Airport and Richmond. Vancouver City Council voted to approve a $579-million line including a rapid bus system from Commercial Drive to Granville, to be completed by 2008. Website: www.rapidtransit.bc

Status: Under Construction — Start: Oct 1999
Est. Cost ($ million): 1500 — Finish: 2008
First Entry: Dec 1997 — Last Update: Dec 2002

Burnaby

City-in-the-Park Towers, Station Hill Park Developments
Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which five are complete. The next tower (21 storeys, 127,740 sq ft) has received rezoning third reading and will likely start construction in spring/summer 2003. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction — Start: 1997
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Sep 1997 — Last Update: Dec 2002

Chilliwack

The Village, Rempel Development Group Ph: (604) 857-1547
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. Site servicing has started. Project formerly known as Pioneer Crossing has been given parimeters by the city to reduce the number of single family units from 170 to 96 and the townhouse units have been increased from 154 to 243. The number of apartments also increased from 106 to 300 conventional units or from 130 to 330 congregate care units. Of the 330 units a maximum of 80 apartment/studio-loft units are proposed to be constructed on the third storey above two storeys of commercial use in the town centre. The commercial area has increased in size from 3,716 sq m to 14,000 sq m. Project has received approvals. Subdivisions not yet completed. Developer has applied for permits for first 34 lots. Building permits issued for 6 houses. Building permits issued for11 townhouse units.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Summer 2007
First Entry: Sep 2000 — Last Update: Dec 2002

Chilliwack

Chilliwack Family Leisure Centre, Chilliwack Economic Partners Corp./ RG Properties Ltd. Ph: (604) 792-9311
The City of Chilliwack is constructing the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre (completed August 2002). Planning is underway for a multiplex arena with a capacity of 3500 people that can be expanded in future to seat 6500 people, a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the preferred proponent for the multiplex.

Status: Under Construction — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Jun 1999 — Last Update: Dec 2002

Chilliwack

Chilliwack Business Estates, Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. Final phases may include hotel, convention centre and retail spaces. 56-acre Phase 1 construction completed with $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. A-One Machinery will be constructing a 3500 sq ft facility. Convention centre will involve retail space and condominium development at a cost of $30 million should it go ahead. Website: www.chilliwackpartners.com

Status: Under Construction — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1998 — Last Update: Dec 2002

Coquitlam

1335 Pinetree Way Residential Development, Polygon Homes Ltd. Ph: (604) 877-1131
Proposed development of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1. 115 units in two storey 4 storey buildings is under construction.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Dec 2002

Coquitlam

Coquitlam Centre Mall Expansion, Morguard Investments Ltd. Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed with retrofit of old Eaton's building start construction early part of 2003. Lower level to be leased to London Drugs and many small retail businesses. Upper Level to be leased to 2 large retails stores, 25,000 sq ft each. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Under Construction — Start: Spring 2000
Est. Cost ($ million): n/a — Finish: Summer 2003
First Entry: Mar 1999 — Last Update: Sep 2002

Delta

Derwent Business Centre, Grosvenor International Canada Inc. Ph: (604) 683-1141
Grosvenor will design-build warehouse industrial buildings on its 40-acre subdivision. Three warehouses (total 280,000 sq ft) are completed. Two buildings Millenium 4 and 5 are under construction. Millenium 4 will be finished December 2003 and Millenium 5 will be finished March 2003.

Status: Under Construction — Start: Fall 1999
Est. Cost ($ million): 15 — Finish: Mar 2003
First Entry: Mar 1999 — Last Update: Sep 2002

Langley

Willowbrook Residential Development, Polygon Homes Ltd. Ph: (604) 877-1131
3 Developments around 66th and 68th Ave and 206th and 202nd Street. The Amberly, 186 townhomes, has 4 phases: phases 2 and 3 are under construction. The Steeplechase, 88 townhomes, is under construction. The third development is in the approval stages and will have 130 homes. Architect: Ramsey Worden Architects.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): n/a — Finish: Late 2003
First Entry: Sep 1998 — Last Update: Dec 2002

Langley

200th Street Highway Interchange,
BC Ministry of Transportation & Highways Ph: (604) 795-8201
Under partnership arrangement with Langley and developer BA Blacktop, interchange to be built at 200th Street and Highway 1. BA Blacktop planning to make substantial investments in commercial facilities that will also create significant employment opportunities.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Spring 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading, BC Ministry of Transportation Ph: (604) 660-8300
Ongoing and proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements. The current proposal is to widen the highway at various points with three and four lanes. Smaller upgrades are ongong, e.g 21 km of paving in summer 2002 and 7 km from Colliton Creek to Cheakamus Canyon be expanded to three lanes and resurfaced in 2003.

Status: Under Construction — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2008
First Entry: Dec 1997 — Last Update: Dec 2002

Maple Ridge

Maple Ridge Town Centre Redevelopment, Maple Ridge District /Voth Brothers Developments Ltd. Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) 500 seats is under construction and will be occupied by March 2003. Phase 4: Hotel construction date to be announced.

Status: Under Construction — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: Jan 2004
First Entry: Sep 1998 — Last Update: Dec 2002

Mission

The Junction Shopping Centre, Rescan Property Services
Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store opened Nov 1999). Other plans for Phase 2 include a big box retailer with which a conditional agreement for a 45,000-sq ft store has been reached. Canadian Tire purchased and will develop a 48,000-sq ft store on 4.87 acres of Phase 2. No date for start of Canadian Tire store.

Status: Under Construction — Start: Early 2001
Est. Cost ($ million): 70 — Finish: Fall 2003
First Entry: Sep 1997 — Last Update: Dec 2002

New Westminster

Port Royal Planned Community, Aragon Development Corp.
Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. Architect: Ramsay Worden Architects Ltd. Master Planning underway. Proposed layout received rezoning, public process completed in February of 2002. Will be a phased development over six to seven years. Have finalized site-plan for 50 acres with city. In process of making applications for the first phase of the subdivision (70 - 80 units). Site servicing to commence mid fall 2002 with construction expected to start early spring 2003.

Status: Under Construction — Start: 1997
Est. Cost ($ million): 200 — Finish: 2004
First Entry: Sep 1997 — Last Update: Dec 2002

North Vancouver

Harbourside Business Park, Concert Properties Ltd.
Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel and retail development to be developed in future. Harbourside Centre Phases 1 and 2 completed in October 2001 are presently leasing . Dockside Business Centre is completed. Harbourside Corporate Estates opened September 2001. Waterfront Office to be occupied by Summer 2002. The marina to be developed in future. . A private high school (Bodwell International High School) approx 63,000-sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms is under construction. The school will cost $6.5 million and is expected to be completed by May 2003.

Status: Under Construction — Start: Spring 2000
Est. Cost ($ million): 110 — Finish: 2005
First Entry: Jun 1998 — Last Update: Dec 2002

North Vancouver

Versatile Shipyards Mixed Use Development, Pinnacle International
Ph: (604) 988-1688
Development of former Versatile Shipyard Site to include 825,000-sq ft of 1000 residential units, 100,000-sq ft retail space, 100,000 to 200,000 sq ft office space, 38,000-sq ft community use, 12,000-sq ft industrial use, a hotel with 110 rooms and 10,000-sq ft of convention space will be consructed to step downwards from 12-storeys at the west end to 6-storeys at the east end, a marina and three piers. There are four heritage buildings, the pipe, coppersmith and the machine shops, on the site that will be upgraded and will be used mainly for restaurant and retail use. Each parcel of land to be developed will be subject to a public hearing and review by the city. On the northeast corner of the realigned Lonsdale and Esplanade avenues a 5-storey office and retail building will be constructed and just to the east a 16-storey apartment building is will also be built.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 400 — Finish: 2007
First Entry: Jun 1998 — Last Update: Sep 2002

North Vancouver

Lower Lonsdale Development Plan, North Vancouver City
Ph: (604) 985-7761
Proposed six-block development area (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. Site 5 plans to include two 120- foot towers with a total of 268 apartment units called El Paseo with some townhouses on 1st Street are under construction.. A 34,000 sq ft multi-purpose community centre with facilities for seniors and youth to be built for the city by developer. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Paul Merrick is the architect for Site 5.

Status: Under Construction — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Sep 2002

Pemberton

Rutherford Creek Water Power Project, Rutherford Creek Power Ltd.
Ph: (604) 633-9990
Proposed 45+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99.

Status: Under Construction — Start: Sep 2002
Est. Cost ($ million): 70 — Finish: Summer 2003
First Entry: Jun 2000 — Last Update: Dec 2002

Pemberton

Miller Creek Power Project, Miller Creek Power Limited
Ph: (780) 412-3371
Proposed approx. 25-MW run-of-river hydroelectric facility five km north of Pemberton on Miller Creek will provide approximately 100 GWh of electricity to meet needs of 10,000 residential customers per year. The project includes a penstock, two water intakes, a 2.5-km power line, small powerhouse, and road access. General contractor: Western Versatile. First, smaller turbine is in operation, and the larger turbine will be in operation in Spring 2003.

Status: Under Construction — Start: May 2001
Est. Cost ($ million): 29 — Finish: Spring 2003
First Entry: Sep 1998 — Last Update: Dec 2002

Port Moody

NewPort Village, Bosa Development Corp.
Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and loco Road. Architect: Perkins & Co. Architecture & Urban Design. Phases 1,3,4 and 5 and part 1 of Phase 2 are complete. Part 2 of phase 2: a residential tower is in under construction. Phase 2: approximately 600 units (500,000 sq ft) in one lowrise and four highrise buildings will begin construction after completion of residential tower and phase 8. Phase 8: The Belcarra is 75 units in a lowrise wood frame building under construction and expected to be completed by early 2003.

Status: Under Construction — Start: 1995
Est. Cost ($ million): 150 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2002

Port Moody

Burrard Generating Plant Upgrade, BC Hydro Ph: (604) 663-3651
Upgrading of present power-generating facilities B.C. Hydro is modernizing the Burrard Thermal natural-gas-fired plant to substantially reduce nitrogen oxides emissions. All six generating units have been converted to selective catalytic reduction technology. A facility for dechlorination of plant water is complete. Other general improvements include completion of work on three generating units (units 4,5 & 6) to improve efficiency and operability. Other 3 generating units are not included in these construction dates. Project engineers: Sandwell Inc./Stone and Webster Canada Ltd.

Status: Under Construction — Start: 1994
Est. Cost ($ million): 500 — Finish: Mar 2003
First Entry: Sep 1997 — Last Update: Sep 2002

Richmond

Hudson's Bay Company Distribution Centre,
Hudson's Bay Company Ph: (604) 736-2554 (CTA Design Group)
Distribution centre to be located at No. 8 Road and Blundell. Warehouse will be 2-storeys (404,000 sq ft), crop dock (393,000 sq ft) and 2 floors of office space (24,000 sq ft). Architect: CTA Design Group.

Status: Under Construction — Start: Mar 2002
Est. Cost ($ million): 25 — Finish: Dec 2003
First Entry: Mar 2002 — Last Update: Jun 2002

Richmond

Imperial Landings, Onni Developments Ph: (604) 602-7711
Development at 4320 Moncton St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 700 mix of townhomes, condominiums and single-family homes on approx 21 hectares. Phase 1; 250 units is under construction Fall 2002. Site preparation is also underway for condominiums. Phases 2 and 3 are currently in rezoning process.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 70 — Finish: 2005
First Entry: Sep 2001 — Last Update: Dec 2002

Richmond

Riverside Business Park, Opus Building Canada Inc.
Ph: (604) 948-0023
20-acre industrial site with eight buildings (approx 300,000 sq ft) at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. A 23,000 square foot building started in Aug 2002 is substantially completed.

Status: Under Construction — Start: Aug 2002
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 2000 — Last Update: Dec 2002

Richmond

Vancouver International Airport Expansion,
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation ($52 million) completed in Jun 2002. Screening Project (security project) to start in January 2003, a $100 million project to include renovations and purchase of new high technology.

Status: Under Construction — Start: Apr 2000
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Jun 1999 — Last Update: Dec 2002

Richmond

Richmond Senior Secondary School, School District 38 (Richmond)
Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Architect: Advanced Architecture Inc.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Sep 2003
First Entry: Sep 1998 — Last Update: Dec 2002

Richmond

The Palms, Bosa Ventures Ph: (604) 299-1363
400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontarra, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado is a 16-storey structure with 155 units is under construction and will be finished June 2003. Phase 4 is four four-storey structures with approx 90 units will be developed dependent upon the market. Architect: Jan H. Timmer Architecture Ltd.

Status: Under Construction — Start: 1998
Est. Cost ($ million): n/a — Finish: 2004
First Entry: Dec 1997 — Last Update: Dec 2002

Squamish

Sea-to-Sky Highway Condominiums/Commercial,
Canadian Destination Properties Ph: (403) 244-1155
Four- or five-phase development on the Sea to Sky Highway near Squamish. To include 110 condo units with commercial at ground level; approx 150,000 sq ft on 14 acres. Rezoning approved. Start and finish dates are for Phase 1: up to 70,000 sq ft commercial development as well as Royal Canadian Legion building. Canadian Tire store in phase 1 is completed and construction on Legion began May 2002. The balance of phase 1 (38,000 sq ft) will be developed as commercial and retail space and includes a cinema with construction to start possibly in 2003.

Status: Under Construction — Start: Summer 2001
Est. Cost ($ million): 30 — Finish: Late 2003
First Entry: Sep 1999 — Last Update: Dec 2002

Squamish

Garibaldi Springs Golf & Country Club, Newport Ridge Golf Ltd.
Ph: (604) 925-8928
Proposed golf course, clubhouse and a 110-unit hotel plus 106 townhouse units and 15, 000 sq ft of commercial space. Phase 1, 46 townhouses to begin construction Feb 2003. Phase 2, 60 townhouses will begin construction possibly in 2004. 18 hole golf course to be completed Aug 2003 for limited play.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): 20 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2002

Surrey

Seniors Retirement Facility, Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. Architect: OCA Architects . Building A (49 units) is under construction.as well as 22 townhomes. More development will proceed in 2003 as market conditions permit.

Status: Under Construction — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: 2007
First Entry: Jun 1999 — Last Update: Sep 2002

Surrey

Wedgewood Townhouses, Lakewood Developments Ltd.
Ph: (604) 597-7100 (Elbe Locke Walls & Assoc Archs)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Phase 10 and 11(of 16 phases) under construction. Architect: Elbe Lock Walls & Associates Inc.

Status: Under Construction — Start: Summer 1998
Est. Cost ($ million): n/a — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Dec 2002

Surrey

Central City Building, SFU/City of Surrey Ph: (604) 586-5263
Formerly called Technical University of BC Office buildings being built adjacent to the Surrey Place mall (including expansion of the mall and four office towers) at Hwy 10 near 176th Street. The space developed will be 1,000,000 sq ft Project is nearing completion. Architect: Bing Thom Architects. General contractor: PCL Constructors Canada.

Status: Under Construction — Start: Late 2000
Est. Cost ($ million): 253 — Finish: Jan 2003
First Entry: Sep 1997 — Last Update: Dec 2002

Vancouver

The Alvar 1005 Beach Ave Ph: (604) 733-3100 (Architect)
28-storey multiple dwelling containing 106 units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction — Start: Late 2002
Est. Cost ($ million): n/a — Finish: Spring 2004
First Entry: Sep 2002 — Last Update: Dec 2002

Vancouver

1280 Richards Ph: (604) 731-9053
26 storey residential tower and 3 levels of underground parking at 1280 Richards.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Fall 2003
First Entry: Jun 2002 — Last Update: Dec 2002

Vancouver

The Domus Building at 1055 Homer,
Qualex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): 21 — Finish: Late 2003
First Entry: Mar 2002 — Last Update: Dec 2002

Vancouver

1010 Richards Street, Polygon Development 65 Ltd.
Ph: (604) 871-4228
Proposed development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): 25 — Finish: Fall 2003
First Entry: Dec 2001 — Last Update: Jun 2002

Vancouver

1225 Richards The Eden, Bosa Development Corp. Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): n/a — Finish: Early 2004
First Entry: Dec 2001 — Last Update: Dec 2002

Vancouver

901 Beatty Street Residential Development, Concert Properties
Ph:(604) 685-9875
Proposed development of two towers. Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above an 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 50 — Finish: Summer 2004
First Entry: Dec 2001 — Last Update: Sep 2002

Vancouver

UBC Life Sciences Centre, University of British Columbia
Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia.

Status: Under Construction — Start: Oct 2002
Est. Cost ($ million): 135 — Finish: Sept 2004
First Entry: Dec 2001 — Last Update: Dec 2002

Vancouver

Vancouver Public Works Yard, Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq metre site will include storage and buildings totalling 20,500 sq metres. Omicron Consulting was awarded the design and construction management contract.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 22 — Finish: Fall 2003
First Entry: Sep 2001 — Last Update: Sep 2002

Vancouver

Little Mountain Reservoir Seismic Upgrade,
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by up to 25%.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 40 — Finish: Late 2003
First Entry: Mar 2001 — Last Update: Sep 2002

Vancouver

1300 W Pender Residential Tower, Pinnacle International
Ph: (604) 988-1688
Located at 1300 and 1328 W. Pender the Classico is a 34-storey 201 unit residential tower including 5 townhouses and a three-storey building for commercial use. There will be three levels of underground parking. Architect: Howard Bingham Hill Architects.

Status: Under Construction — Start: Summer 2001
Est. Cost ($ million): 40 — Finish: Summer 2003
First Entry: Dec 1999 — Last Update: Dec 2002

Vancouver

BC Cancer Research Centre Project, BC Cancer Agency
Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories and will accommodate 600 staff.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 84 — Finish: Summe 2004
First Entry: Sep 1999 — Last Update: Dec 2002

Vancouver

Dedicated Fire Protection System, City of Vancouver
Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). In 2003 a pipeline will be constructed down 6th Avenue from Cypress Street to MacDonald Street. A pumping station in Kitsilano and an extension to the pipeline of approx 500m to service areas south of False Creek will also be built. Engineering Consultant: Golder Associates.

Status: Under Construction — Start: 1993
Est. Cost ($ million): 48 — Finish: Jun 2004
First Entry: Sep 1999 — Last Update: Dec 2002

Vancouver

Tech-Park, Schroeder Properties/ING Realty Partners
Ph: (604) 685-3207
A phased development on 17 acres of land at False Creek Flats at Station and National Streets. Plans for 13 structures, 2.5 million sq ft for high-tech industries in a gated 'campus'. Rezoning is complete. Construction to commence with leasing. One structure is a 200,000 sq ft 7-storey above with 2-storeys below grade to be developed by Bosa Development Corp. Architect: Musson Cattell Mackey Partnership. Construction started at the DPI False Creek Research Park on the second of four multi-tenant buildings (approx. $30 million). Building 1 is 75,000 sq ft. Building 2 is 75,000 sq ft. When False Creek Research Park is fully developed it will provide approx 300,000 sq ft of space.

Status: Under Construction — Start: Mar 2002
Est. Cost ($ million): 500 — Finish: 2005
First Entry: Sep 1999 — Last Update: Dec 2002

Vancouver

Broadway Tech Centre, Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Eight new buildings will be constructed in 1,000,000 sq ft of commercial office and warehouse space. Building permits issued for phase I: 3 buildings with total of 540,000 sq ft plus underground parking. Phase 2: 4 4-storey buildings with a total of 460,000 sq ft. are in approvals. Architect: Bunting Coady Architects. Bird Construction is the general contractor. The first two buildings are completed at 2985 and 2955 Virtual Way. Grand opening of Bell Mobility centre held in early Dec 2002.

Status: Under Construction — Start: Summer 2000
Est. Cost ($ million): 80 — Finish: Oct 2003
First Entry: Mar 1999 — Last Update: Dec 2002

Vancouver

Brava Towers, Wall Financial Corp. Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totalling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level.

Status: Under Construction — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Dec 2002

Vancouver

Champlain Mall Redevelopment, PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow phase 1. Architect: W. T. Leung Architects.

Status: Under Construction — Start: May 2002
Est. Cost ($ million): n/a — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Jun 2002

Vancouver

Concord Pacific Place, Pacific Place Developments
Ph: (604) 685-9977
Neighbourhood concept plan approved for 204-acre site for six neighbhourhoods: MarinaCrescent, Roundhouse, Beach, Yaletown Edge, Marina Pointe and the Creekside to house 15,000 people. A number of towers have been completed. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer completed Dec 2002. The Azura a $19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in December 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd. Twin towers "The Max" is proposed on Smythe Street. King's Landing on Beach Crescent will consisit of two towers and townhouses. The first tower to be built is 18 storeys.

Status: Under Construction — Start: 1998
Est. Cost ($ million): 3000 — Finish: Fall 2005
First Entry: Sep 1998 — Last Update: Dec 2002

Vancouver

Spaghetti Factory Redevelopment, Reliance Holdings Ltd.
Ph: (604) 683-4131 (Architect)
Proposed re-development of two lots adjacent to Spaghetti Factory restaurant. Approximately 165,000-sq ft project to include nine-storey, 58-unit condominium tower over retail space, and four-storey retail building. Renovations to existing six-storey restaurant building to add 64 units of live/work space is complete as well as the commercial building. Phase 2, the nine storey, 58 units will proceed in about two years.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): n/a — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Dec 2002

Vancouver

University of BC Biotechnology Laboratory The Michael Smith Building, University of British Columbia Ph: (604) 822-8251
Addition to an existing building at the University of BC for a 7419-sq m biotechnology laboratory.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 27 — Finish: Fall 2004
First Entry: Jun 1998 — Last Update: Dec 2002

Vancouver

Mixed-Use Development, Westbank Projects Ltd.
Ph: (604) 873-4333 (Architect)
Construction of three retail spaces and 102 condominiums in a six-storey building on former Safeway site at 41st Ave and Victoria Drive. Architect: James KM Cheng Architects. Phase 1, commercial space is complete. Phase 2, 102 rental units is under construction.

Status: Under Construction — Start: Spring 1999
Est. Cost ($ million): n/a — Finish: Spring 2003
First Entry: Mar 1998 — Last Update: Dec 2002

Vancouver

Bayshore Gardens, Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings at 1650, 1680, 1717, 1777, 1710 and 1790 j Drive. The project is an eight-year, four-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. First and second phases are completed. Construction of 1680 Bayshore completed in May 2002. A 19 storey, 11190 sq m tower at 1650 Bayshore will complete construction at the end of 2003 (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey townhomes containing 12 units at 1610 Bayshore is planned.

Status: Under Construction — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2003
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Bentall V Project, Bentall Development Inc/OMERS Realty Corp.
Ph: (604) 661-5000
Bentall V 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza completed late 2002. Phase 2, the subject of a future development application, will be for the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza . Construction to start in Fall 2003. Architect: Musson Cattell Mackey Partnership.

Status: Under Construction — Start: Mar 2001
Est. Cost ($ million): 50 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Citygate Complex, Bosa Development Corp. Ph: (604) 985-3177
Development of site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6,The Brighton $40 million consisting of 145 units has started construction in Summer 2002. Phase 7: social housing has been completed. Phase 8: rezoning underway.

Status: Under Construction — Start: 1989
Est. Cost ($ million): n/a — Finish: 2004
First Entry: Dec 1997 — Last Update: Sep 2002

Vancouver

Coal Harbour Redevelopment Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings three of which the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers the Cascina (25-storey) and Denia (20-storey) are under construction and expected to be completed in Oct. 2003. One 350-berth marina and the Coal Harbour Community Centre completed. The five towers, marina and community centre are situated in the Marina neighbourhood. Shaw Tower (489 ft tall) on Burrard Landing site is a 532,000 sq ft 40-storeys above grade and 5-storeys below. The tower is estimated to cost $150 million and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project has received approvals from city and earthwork began Feb 2002 with construction expected to complete in June 2004. Aspac Developments have purchased the three remaining sites and will build 500 residential units over a 4-5 year span. Finish date is for Shaw Tower. Website: www.waterfrontplace.com

Status: Under Construction — Start: 1992
Est. Cost ($ million): 1000 — Finish: Summer 2004
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Concord Pacific Place, Concord Pacific Ph: (604) 899-8800
Urban redevelopment of north shore of False Creek in Vancouver (includes former Expo 86 site) to include up to 9,000 housing units and 2.5 million sq ft commercial and retail space. Quayside Waterfront Bloc Phase 3 includes 34-storey, $42-million tower was completed in Feb 2002. MarinaSide Resort Residences ($70-million, 353-unit condo tower - 193 BaySide Mews) is completed. Beach Neighbourhood: seven towers at 600 Pacific, received development permits for a 28-storey high rise (Waterford) at 1499 Homer and 41-storey tower (West One) at 498 Pacific Blvd. A 33-storey tower started construction in December 2001. Excavation is completed on Tower 1B at 1483 Homer St. is a 28-storey tower with 4 below grade 129 residential units The development will be a total of 13 buildings. Two towers at 400 Beach are each 24-storeys, an 18-storey tower, an 8-storey mid-rise and a 3-storey amenity building with 4-storey townhouses.

Status: Under Construction — Start: 1991
Est. Cost ($ million): 3000 — Finish: 2009
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Portico Condominium Development, Bosa Development Corp.
Ph: (604) 294-0666
Located at 2198 Granville street on six-acre at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: The Siena (website: www.sienaofportico.com), a 15-storey tower and a 5-storey 14 unit townhouse building are under construction with completion expected Summer 2003. Phase 3: 20-storey tower and 5-storey mid-rise will be developed with improved market conditions. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Under Construction — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Vancouver General Hospital Laurel Pavilion Expansion,
Vancouver Hospital & Health Sciences Centre Ph: (604) 875-5628
Pavilion was built in the initial stage of this project as a shell but not completed. The radiology unit and emergency department are complete. Started construction in May 2001 to complete 12 floors of the interior of the 21-storey structure (General contractor: Vanbots Construction). Renovation and interior construction of existing MRI building and the east and south wings of the Centennial Pavilion are complete. The Pavillion and new auditorium will be completed in Jun 2003.

Status: Under Construction — Start: 2000
Est. Cost ($ million): 157 — Finish: Jun 2003
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Price Waterhouse Coopers Place, Cadillac Fairview
Ph: (604) 688-7236
Office tower at 200 & 250 Howe Street (Howe and Cordova). Design is 20 storeys above grade and 3 below, for a total of 275,000 sq ft. Project is nearing completion. Architect: Musson Cattell Mackey Partnership.

Status: Under Construction — Start: Summer 2001
Est. Cost ($ million): 70 — Finish: Early 2003
First Entry: Sep 1997 — Last Update: Dec 2002

West Vancouver

Whitby Estates, British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects. The single-family sites are being developed by British Pacific Properties Ltd. Website: www.britishproperties.com

Status: Under Construction — Start: 1999
Est. Cost ($ million): n/a — Finish: 2010
First Entry: Dec 1999 — Last Update: Dec 2002

West Vancouver

Cypress Bowl Ski Resort Expansion, Boyne Canada
Ph: (604) 926-5612
Long-term expansion of commercial ski operations in Cypress Provincial Park. Planned replacement of five existing ski lifts and add five new ones (two quad and three double), a gondola, lodges, ski school, rental facilities, mountain-top facility, restaurants, cafeteria, gift shops, guest service functions, children's centre, night skiing facilities in cross-country and downhill area. 1145 new parking spaces, and nine km of new cross-country ski trails. Sewer system upgrade is complete. Started Phase 1: upgrade of parking area and water delivery system is completed. Multi-phase development to occur over next 10-15 years. Cypress Bowl Recreations has recently submitted a proposal to the Ministry of Water, Land and Air Protection outlining a proposal to revise the approved Alpine Ski Area Master Plan. The current Plan approves, among other development: a new base area, additional parking and three additional chairlifts on Mt. Strachan including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of eleven hectares of new ski trails on the east face of Black Mountain.

Status: Under Construction — Start: Fall 1997
Est. Cost ($ million): 56 — Finish: 2006
First Entry: Dec 1997 — Last Update: Dec 2002

Whistler

Four Seasons Resort Whistler, Intrawest Properties Ltd/ Four Seasons Hotels and Resorts Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): 152 — Finish: Summer 2004
First Entry: Mar 2000 — Last Update: Dec 2002

Whistler

Creekside Residential Development, Intrawest Properties Ltd. Ph: (604) 669-9777
Creekside redevelopment includes 300 residential-hotel units, 1450 parking stalls, creek reconstruction (completed summer 1999); 50,000-sq ft commercial development is on hold until 2002. Construction on Legends, the first of three new condo-hotels, began in spring 2000 and was completed in spring 2001. Phase 1 of the First Tracks Lodge (120 units) construction was completed spring 2001. Phase 2 of the First Tracks Lodge completed late in 2001. Remaining work on First Tracks Lodge completed Spring 2002. Storied Places, a subsidiary of Intrawest, will develop 3 and 4 bedroom homes. The first phase of Nature's Door is 25 homes and is expected to be completed in Summer 2003.

Status: Under Construction — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Dec 2002

STATUS: COMPLETED

Richmond

MacNeill Secondary School, School District 38 Ph: (604) 668-6000
A two-storey, 12,000-sq m senior secondary school to be located on No. 4 Road between Granville Avenue and Alberta Road. Architect: Killick Metz Bowen Rose Architects. School is substantially completed, limited occupancy in early 2003.

Status: Completed — Start: Mar 2001
Est. Cost ($ million): 20 — Finish: Dec 2002
First Entry: Sep 1997 — Last Update: Dec 2002

Vancouver

1295 Richards The Oscar, Concert Properties Ltd. Ph: (604) 688-8254 (Architect)
23-storey apartment building, located at 1295 Richards Street. The tower is comprised of 211 homes including 12 townhomes, two levels of underground parking with lounge and fitness room amenities. Architect: Howard Bingham Hill Architects.

Status: Completed — Start: Fall 2001
Est. Cost ($ million): 17 — Finish: Dec 2002
First Entry: Dec 2000 — Last Update: Dec 2002

Vancouver

1028 Nelson Residential/Commercial Tower, Hyland Turnkey Ltd./ St. Andrew's Wesley Church Ph: (604) 688-1385
22-storey residential building to include 193 market rental apartments with six townhouses, a two-storey commercial podium at base and three levels of underground parking. General contractor: Stuart Olson Construction Inc.

Status: Completed — Start: Nov 2000
Est. Cost ($ million): n/a — Finish: Fall 2002
First Entry: Mar 2000 — Last Update: Dec 2002

Vancouver

1420 W. Georgia Residential Tower, PCI Group Ph: (604) 684-1151
A 175,000 sq ft 23-storey 183-unit rental apartment with 4 levels of underground parking and 5 townhouses at the base of the building adjacent to the Georgian Towers Phase 2 apartment buildings. Architect: Musson Cattell Mackey.

Status: Completed — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Late 2002
First Entry: Mar 2000 — Last Update: Dec 2002

Vancouver

955 Richards, Bosa Ventures Construction Ph: (604) 299-1363
207,500-sq ft apartment development consisting of several apartment towers. Construction of one tower is complete. Phase 2: a 30-storey residential tower adjacent to Nelson St is completed.

Status: Completed — Start: Summer 1999
Est. Cost ($ million): n/a — Finish: Late 2002
First Entry: Mar 1998 — Last Update: Dec 2002

Vancouver

Arbutus Walk, Concert Properties Ph: (604) 685-9875
Condominiums and retail space in several buildings on land bounded by Arbutus and Vine, 10th and 11th Avenues. Includes a greenway along 11th Ave to connect to existing parks. The O'Keefe at Arbutus Walk, an 8-storey 177-unit rental and condo project for seniors of approx. 195,000 sq ft. with underground parking started construction June 2001 and completed in December 2002. General Contractor is Bosa Construction.

Status: Completed — Start: 1996
Est. Cost ($ million): n/a — Finish: Dec 2002
First Entry: Dec 1997 — Last Update: Dec 2002

Vancouver

Lions Gate Bridge Project, BC Ministry of Transportation Ph: (604) 660-1247
Upgrading of Lions Gate Bridge including: replacing the bridge deck; widening traffic lanes and sidewalks; rehabilitation of causeway road through Stanley Park; and seismic upgrading. Joint venture team selected: American Bridge/Surespan. Replacement of 54 sections of deck and repaving of the bridge and Stanley Park causeway. The 54 deck sections have been replaced. The S curve through Stanley Park began reconstruction June 2002. Repaving of the bridge completed in June 2002. The remaining work and clean-up of the project completed in 2002.

Status: Completed — Start: May 2000
Est. Cost ($ million): 125 — Finish: Late 2002
First Entry: Dec 1997 — Last Update: Dec 2002

Thompson/Okanagan Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2002) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.1	82.4	45.5	131.9	122.3	83.3	487.4	201.2	0.349	0.278	0.627	2001
2006	21.8	73.9	46.8	130.0	142.6	92.4	507.5	225.0	0.300	0.289	0.589	2006
2011	24.6	71.9	46.8	141.9	162.7	103.1	551.0	255.4	0.275	0.293	0.568	2011
2016	26.3	75.4	46.0	158.2	172.6	119.9	598.4	285.0	0.270	0.318	0.588	2016
2021	27.2	82.5	43.2	171.9	180.0	139.9	644.7	309.6	0.277	0.354	0.631	2021
2026	27.5	87.5	47.0	174.9	190.1	162.5	689.4	334.3	0.279	0.394	0.673	2026
2031	27.8	90.0	51.5	175.2	205.0	181.8	731.3	360.2	0.273	0.421	0.694	2031

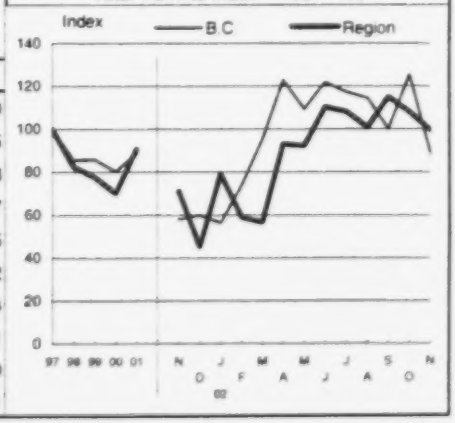
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	633.4	161.6	24.0	106.7	30.9	471.9	4,690
1995	561.4	207.2	30.6	116.7	59.9	354.2	3,545
1996	593.3	213.7	19.3	113.7	80.6	379.7	3,853
1997	569.3	183.3	46.6	100.9	35.8	386.0	3,607
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	442.6	182.3	18.4	101.4	62.5	260.3	2,382
2000	399.6	182.4	30.6	97.2	54.6	217.2	1,744
2001	517.0	242.6	17.8	154.4	70.4	274.3	2,191
YTD Nov '01	495.5	233.0	17.4	147.3	68.3	262.4	2,110
YTD Nov '02	484.8	148.7	26.8	89.3	32.6	336.2	2,511

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Thompson-Okanagan		**481,048**	**483,213**	**485,694**	**489,772**	Merritt	C	7,658	7,541	7,416	7,549
Kelowna	C	98,141	99,605	100,832	101,592	Spallumcheen	DM	5,437	5,380	5,350	5,377
Kamloops	C	80,477	80,798	81,053	81,443	Peachland	DM	4,763	4,772	4,823	4,987
Vernon	C *	34,328	34,711	34,998	35,147	Armstrong	C	4,303	4,388	4,439	4,592
Penticton	C	32,368	32,301	32,294	32,202	Osoyoos	T	4,366	4,406	4,437	4,399
Salmon Arm	DM	15,851	15,813	15,847	15,911	Oliver	T	4,426	4,385	4,381	4,357
Summerland	DM	11,040	11,056	11,116	11,044	Golden	T	4,121	4,197	4,231	4,341
Lake Country	DM	9,628	9,493	9,671	9,750	Enderby	C	2,930	2,938	2,933	2,957
Coldstream	DM	9,445	9,467	9,483	9,564	Sicamous	DM	2,968	2,873	2,828	2,906
Revelstoke	C	8,008	7,914	7,854	7,945	Princeton	T	2,869	2,781	2,712	2,692

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort, Mike Wiegele Helicopter Skiing
Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1, two primary ski runs are completed, and further phases include a fixed-l..., a powder ski training facility and accommodation facilities. The development will include 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master plan approved and Master Development Agreement will be the next step prior to construction occurring.

Status: Proposed — Start: Jun 01 05
Est. Cost ($ million): 100 — Finish: 2008
First Entry: Dec 1999 — Last Update: Dec 2002

Boston Bar

Log Creek Water Power Project, Global Cogenix Resources
Ph: (604) 682-2201
Proposed 10 MW run-of-river hydroelectric project approx 15 km nw of Boston Bar in the Nahatlatch River watershed. Scoping report submitted to Land and Water BC. Awaiting commencement of water licence review.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 15 — Finish: Fall 2004
First Entry: Dec 2000 — Last Update: Dec 2002

Kamloops

Hwy 97A Upgrades, BC Ministry of Transportation & Highways
Ph: (250) 314-6125
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. Awaiting government funding.

Status: Proposed — Start: Mar 2003
Est. Cost ($ million): 18 — Finish: Oct 2004
First Entry: Mar 2002 — Last Update: Sep 2002

Kamloops

Kamloops Sewage Treatment Plant, City of Kamloops
Ph: (250) 828-3467
The city is going through the liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed — Start: 2005
Est. Cost ($ million): 60 — Finish: 2007
First Entry: Jun 2000 — Last Update: Dec 2002

Kamloops

Kamloops Water Treatment Plant, Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Project planner: Urban Systems. Approval obtained for a 40,000- to 48,000-cu m/day groundwater collector well within the Kamloops aquifer, and the $36 million membrane treatment plant civil work is out for tender. Tenders close Feb 12, 2003, award expected in March and construction expected to commence April 2003. Membrane system ($12 million) is on order to Zenon.

Status: Proposed — Start: Apr 2003
Est. Cost ($ million): 70 — Finish: Summer 2004
First Entry: Mar 1999 — Last Update: Dec 2002

Kamloops

Royal Inland Hospital Expansion, Royal Inland Hospital
Ph: (250) 374-5111
Addition and alterations include current construction of a 2-storey 44-bed tertiary psychiatric facility. Redevelopment of the hospitals second floor and an extension to the emergency unit have completed working drawings and the cost estimate has been reviewed.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 26 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Sep 2002

Kelowna

Discovery Pointe Resort 1128 Sunset Dr.,
Pointe of View Developments Ph: (250) 861-5225
Proposed 21 storey tower, 130 units to be built next door to Discovery Bay Resort. Website: www.pointeofview.com

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 50 — Finish: Late 2003
First Entry: Dec 2002

Kelowna

Royal Private Residence Club at the Grand Hotel,
Grand Hotel Royal Residences Ph: (250) 868-5678
59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 45 — Finish: Mar 2004
First Entry: Sep 2002 — Last Update: Dec 2002

Kelowna

Kelowna General Hospital Expansion, Kelowna General Hospital
Ph: (250) 770-3411
Proposal to build a new five-storey hospital tower for an enhanced surgical program. Referred to as the Enhanced Surgical Services Project. Preparing business case application for the Ministry of Health which involves program description and schematic design.

Status: Proposed — Start: ?
Est. Cost ($ million): 36 — Finish: ?
First Entry: Sep 2000 — Last Update: Dec 2002

3. Thompson/Okanagan

Kelowna

Kelowna Downtown North, Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in up to 21 storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. A 200 room hotel that was to be started on this fall has been put on hold. In August 2002 approval was given for 21 storey highrise in downtown, development permit not yet issued.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): n/a — Finish: 2010
First Entry: Mar 1998 — Last Update: Dec 2002

Kelowna

Okanagan Lake Bridge Expansion,
BC Ministry of Transportation & Highways Ph: (250) 712-3660
Proposed widening of a 640m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel.. Design is complete and includes five lanes and a pedestrian/bike walkway. Cost-sharing arrangement with Central Okanagan Regional District, city of Kelowna, and the province is still being negotiated. Design stage is complete and project is in funding stage.

Status: Proposed — Start: 2004
Est. Cost ($ million): 96 — Finish: 2006
First Entry: Dec 1997 — Last Update: Dec 2002

Merritt

Active Mountain Park, Active Mountain Entertainment Corp.
Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Awaiting approvals for rezoning.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 250 — Finish: 2007
First Entry: Dec 2000 — Last Update: Dec 2002

Near Ashcroft

Ashcroft Ranch Landfill, Greater Vancouver Regional District
Ph: (604) 432-6340
Proposed major landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. Will be required to go through the BC Environmental Assessment Act process.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: Summer 2005
First Entry: Jun 2002 — Last Update: Jun 2002

Summerland

Aston Summerland Resort, Summerland Resort Properties Ltd.
Ph: (604) 657-0251
73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com

Status: Proposed — Start: Mar 2003
Est. Cost ($ million): 15 — Finish: Early 2004
First Entry: Sep 2002 — Last Update: Dec 2002

Vernon

Turtle Mountain Residential Development, R D Lewis & Associates Ltd
Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies are also being conducted.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 15 — Finish: Fall 2005
First Entry: Sep 2001 — Last Update: Dec 2002

Yale

Inland Pacific Connector Pipeline, BC Gas Utility Ltd.
Ph: (604) 443-6880
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbortsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Application for a project approval certificate under the BC Environmental Assessment Act submitted in March 2002. Review is currently on hold, expected to resume in early 2003.

Status: Proposed — Start: Mar 2004
Est. Cost ($ million): 495 — Finish: Early 2006
First Entry: Mar 2001 — Last Update: Dec 2002

STATUS: ON HOLD

Kamloops

Trucking Service Area, Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadworks tender has been awarded to Brentwood Enterprises Ltd. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Jun 1999 — Last Update: Jun 2002

Kamloops

Saddleback Hills, Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. No formal applications have been made. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): n/a — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

Kelowna

Tower Ranch Golf Resort, IntraCorp Developments Ltd.
Ph: (604) 801-7000
Proposed championship golf course, country club, hotel, 812 single- and multi-family dwellings, a village centre and a 40-room resort hotel. Land Planner: Pacific Landplan Collaborative. Site is zoned. Golf course to proceed first but construction schedule not yet established. Project on hold pending improved market conditions.

Status: On hold — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Lytton

Kwoiek Creek Water Power Project, Powerhouse Energy Corp./ Kanaka Bar Indian Band Ph: (604) 689-2991
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report . Project currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 90 — Finish: ?
First Entry: Dec 2000 — Last Update: Sep 2002

Lytton

Lytton Cogeneration Plant, Spatsum Lumber (Lytton) Ltd.
Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was not selected for BC Hydro customer based generation short list in Fall 2002.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

STATUS: UNDER CONSTRUCTION

Golden

Kicking Horse Ski Resort, Golden Peaks Resort Inc.
Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge started construction in Summer 2002. A 98-unit 6-storey above and 1-storey below 130,000-sq ft conference centre to start construction in 2003.

Status: Under Construction — Start: Spring 2000
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2002

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex, Pagebrooke Inc.
Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre. Construction on the golf course is ongoing, however, other parts of the project are not yet proceeding.

Status: Under Construction — Start: Spring 2001
Est. Cost ($ million): 180 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2002

Kamloops

Sun Rivers Community, Sun Rivers Development Corp.
Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units. Eight phases in total. Development of Phase 1of the single family units: Mariposa Neighbourhood completed and includes 18-hole golf course completed for Spring 2002, a driving range completed , clubhouse to be built in 2003, site-servicing infrastructure, and a broad mix of residential buildings. Phase 2 of single-family units: Trillium Neighbourhood lots are serviced and homes are under construction. Phase 1 adult oriented units: The Sagewood is completed. Phase 2, the Rosewood , will have 99 units and will start construction in Spring 2003.

Status: Under Construction — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2002

Kamloops area

Sun Peaks Ski Resort, Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (Intrawest), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities opened in October 2003. Servicing is complete in the first phase of the Sundance Estates with ten houses completed. There will be 16 units in phase 1, 5 units in phase 2, 10 units in phase 3 and 9 units in phase 4. A $70-million plan to expand skiing on Mt. Morrissey which will open up 500 acres of new terrain was announced. Golf course to be completed as part of the $70 million plan.

Status: Under Construction — Start: 1993
Est. Cost ($ million): 295 — Finish: 2015
First Entry: Dec 1997 — Last Update: Dec 2002

Kamloops to Golden

Highway 1 Upgrading, BC Ministry of Transportation & Highways
Ph: (250) 828-4220
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Funding approved for road and bridge improvements at Kicking Horse Canyon seven km east of Golden. Funding also approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Functional planning continues from Cache Creek to Kamloops with public presentation held in July 2001. Estimated cost for Cache Creek to Kamloops is $70 - 80 million. Plans are underway to replace the 10 Mile (Park) Bridge. Paving completed on 32 km's of the roadway from Afton Overpass to west of Pacific Way in Kamloops. Kettle Valley Bridge roadwork is out for tender. The 5 Mile (Yoho) Bridge located 7 km east of Golden (approx $23 million) is now being constructed with completion September 2004. Highway realignment to be completed 2006.

Status: Under Construction — Start: Late 2000
Est. Cost ($ million): 134 — Finish: 2005
First Entry: Dec 1997 — Last Update: Dec 2002

Kelowna

Discovery Bay Resort, Pointe of View Management/ Statesman Developments Ph: (250) 763-6011 (City of Kelowna)
Development of 7 structures comprised of 258 homes of approx 340,000 sq ft in townhouse and six-storey condo with 2-storeys below in formation along Sunset Drive in the north downtown area. Development also includes 2 swimming pools and an exercise facility. Developers from Calgary expect construction to commence in phases with market demand. Development permit has been issued for all three phases. All phases are under construction with the first building almost complete.

Status: Under Construction — Start: Summer 2001
Est. Cost ($ million): 36 — Finish: 2004
First Entry: Dec 2000 — Last Update: Dec 2002

Kelowna

Landmark Corporate Campus, Stober Construction Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building is in permit stages.Third building to follow upon completion of second building.

Status: Under Construction — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Jun 2003
First Entry: Dec 2000 — Last Update: Dec 2002

Kelowna

Mission District Park, City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Preliminary steps include a 9 ha, $1.6 million stormwater management wetland (completed) and servicing of all utilities and roads (started summer 2002). Construction of twin hockey rinks, twin indoor soccer fields, indoor running track, fitness studio and restaurant are to be completed Sep 2003.

Status: Under Construction — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Dec 2002

Kelowna

Crystal Mountain Ski Resort, Pheidias Project Management Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Construction completed on 11 new lifts including the triple-lift chairlift. Master Plan for overall development was approved in 2002. Local approvals being pursued. Website: www.crystalmountain.bc.ca

Status: Under Construction — Start: Summer 2000
Est. Cost ($ million): 125 — Finish: 2010
First Entry: Jun 1999 — Last Update: Dec 2002

Kelowna

Quail Ridge Resort, Destination Resorts Inc. Ph: (403) 974-0450
Development of approximately 880 multi- and single-family units adjacent to existing single-family units, a golf course and a lodge. The lodge and golf course are completed. The new owner of the residential portion is planning to add another 780 single- and multi-family and resort units to the current 100 already completed. Proponents had submitted a comprehensive plan to the city and had made application for additional development. Phased development. Bare land strata development of 30 units given preliminary layout review with 20 townhouse units (Kennedy Homes) under construction. Parts of site have been sold to other developers.

Status: Under Construction — Start: Early 2001
Est. Cost ($ million): 50 — Finish: Jun 2005
First Entry: Jun 1998 — Last Update: Dec 2002

Kelowna

Glenmore Highlands Development, Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
2800 housing units made up of single family, townhouses, rowhouses including some three- to four-storey apartment buildings, a 10,000-sq ft shopping area. An elementary school and park between Glenmore and Clifton roads. Total area is 720 ha. Design consultant: Ekistics Town Planning Inc.

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): n/a — Finish: 2020
First Entry: Mar 1998 — Last Update: Sep 2002

Kelowna

Big White Ski Resort Expansion, Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program: completed $50 million construction of: year-round Happy Valley adventure park connected to the resort by an eight-seat high speed gondola, 136 condos, townhouses to accommodate 850 people, a golf course and more infrastructure. There are presently 10,200 beds available with licence to build up to 22,000. Summer 2001 expansion included four new runs completed for 01-02 season, summer grooming, 72-suite hotel (Stonebridge Lodge $20 million-first of two buildings) completed Jan 2002, Phase 2 has 1-3 bedroom units and outdoor pool. There is also a youth hostel and addition of mountain and golf infrastructure. Townhouses and single family units are also under construction for sale in Nov 2002. Phase 4 the final stage of Trappers' Crossing townhome development will feature 8 townhomes and 6 commercial spaces. Silver Tip Landing ($10 million) in the Snowpines Phase 2 area are duplex, triplex and 8 unit configurations. Black Bear Phase 3 will have a total of 23 townhomes, 5 will be finished winter of 2002. The Pinnacles, 5 townhomes finished Fall 2002. The Blacksmith Lodge, Phase 2, 5 townhomes are underway to be added to 6 already completed. Treetops Alpine a duplex and 6 townhouses are being constructed as well as a large underground parkade.

Status: Under Construction — Start: Jun 1992
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Dec 1997 — Last Update: Sep 2002

Kelowna

Conservatory Towers Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Phase 1 is under construction. Project Co-ordinator: Warren Neufeld.

Status: Under Construction — Start: Sept 2002
Est. Cost ($ million): 150 — Finish: 2013
First Entry: Sep 1997 — Last Update: Dec 2002

Osoyoos

The NK'MIP Project, Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 70-bed hotel, a marina, a store/gas bar with other tourist attractions. Phase 1 ($1.3m) is an all season RV park with 72 fully-serviced sites being incorporated into existing 270-site park was completed May 2001. Phase 2 is construction is a 6000-sq foot building house wine processing equipment. Phase 3 will include accommodation, a conference centre, the interpretative centre and the golf course. The interpretive center and winery were completed in September 2003. Golf course expected to proceed in 2003. Possible expansion of interpretive center and new residential development in 2003- 2004. Hotel in deign phase and expected to open 2004.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: Dec 2000
Start: Fall 2000
Finish: Late 2005
Last Update: Dec 2002

Vernon

Vernon Sewage Treatment Plant, Vernon City/Coldstream City
Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue.

Status: Under Construction
Est. Cost ($ million): 22
First Entry: Mar 2001
Start: Fall 2002
Finish: 2005
Last Update: Sep 2002

Vernon

Predator Ridge Golf Resort Development,
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction with 41 (Peregrine) golf-cottages finished. 17 (Falcon Point) cottages and 6 (Hotcrest) golf villas and 12 single-family custom homes are still in construction. Ten single-family custom homes are under construction. Plans for a hotel are in the preliminary phase.

Status: Under Construction
Est. Cost ($ million): 500
First Entry: Jun 1999
Start: Summer 1999
Finish: 2014
Last Update: Sep 2002

Vernon

Silver Star Ski Resort Expansion, Silver Star Mountain Resorts Ltd & Concert Properties Ltd Ph: (250) 717-1677
Ten-year expansion program to double the size of the village. Project 2002 is a $75 million single season expansion of the resort. Stage 1 of the expansion is $33 million and completed for the winter 2002/2003 . Included in Project 2002 are new lifts (Silver Woods and Comet Express), developing new terrain for skiing, a new teaching area and a terrain park. Concert Properties is considering 50 - 60 condominiums in the Village for start in Spring 2003. Website: www.silverstar.com

Status: Under Construction
Est. Cost ($ million): 150
First Entry: Jun 1999
Start: 1999
Finish: 2009
Last Update: Dec 2002

Vernon

Shopping Centre, First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Phase 2 contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop has been completed. Phase 3 will be two stand alone restaurants and one retail building which started construction in July 2002. Architect: Brian Quiring.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: Spring 2001
Finish: Spring 2003
Last Update: Dec 2002

Kootenay Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2002) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	6.6	26.5	15.2	40.4	41.4	22.0	152.2	62.3	0.342	0.227	0.569	2001
2006	6.1	22.2	14.6	36.8	46.4	24.5	150.6	67.3	0.290	0.251	0.541	2006
2011	6.4	19.3	13.4	37.6	49.7	27.3	153.5	73.0	0.255	0.271	0.525	2011
2016	6.5	18.1	11.8	39.6	48.0	32.4	156.5	77.9	0.248	0.326	0.574	2016
2021	6.2	18.4	9.7	41.4	44.3	38.1	158.2	80.0	0.257	0.399	0.656	2021
2026	5.6	18.4	9.4	39.1	42.6	43.4	158.5	81.4	0.263	0.476	0.739	2026
2031	5.1	17.6	9.9	35.2	43.6	46.2	157.4	82.9	0.255	0.522	0.777	2031

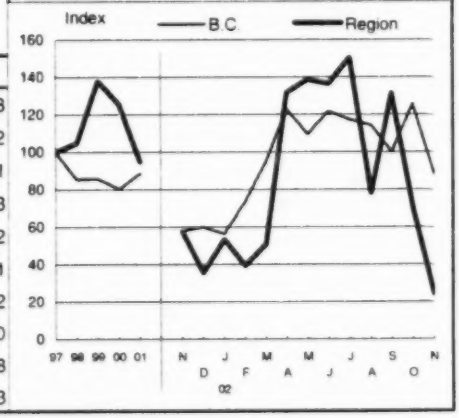
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

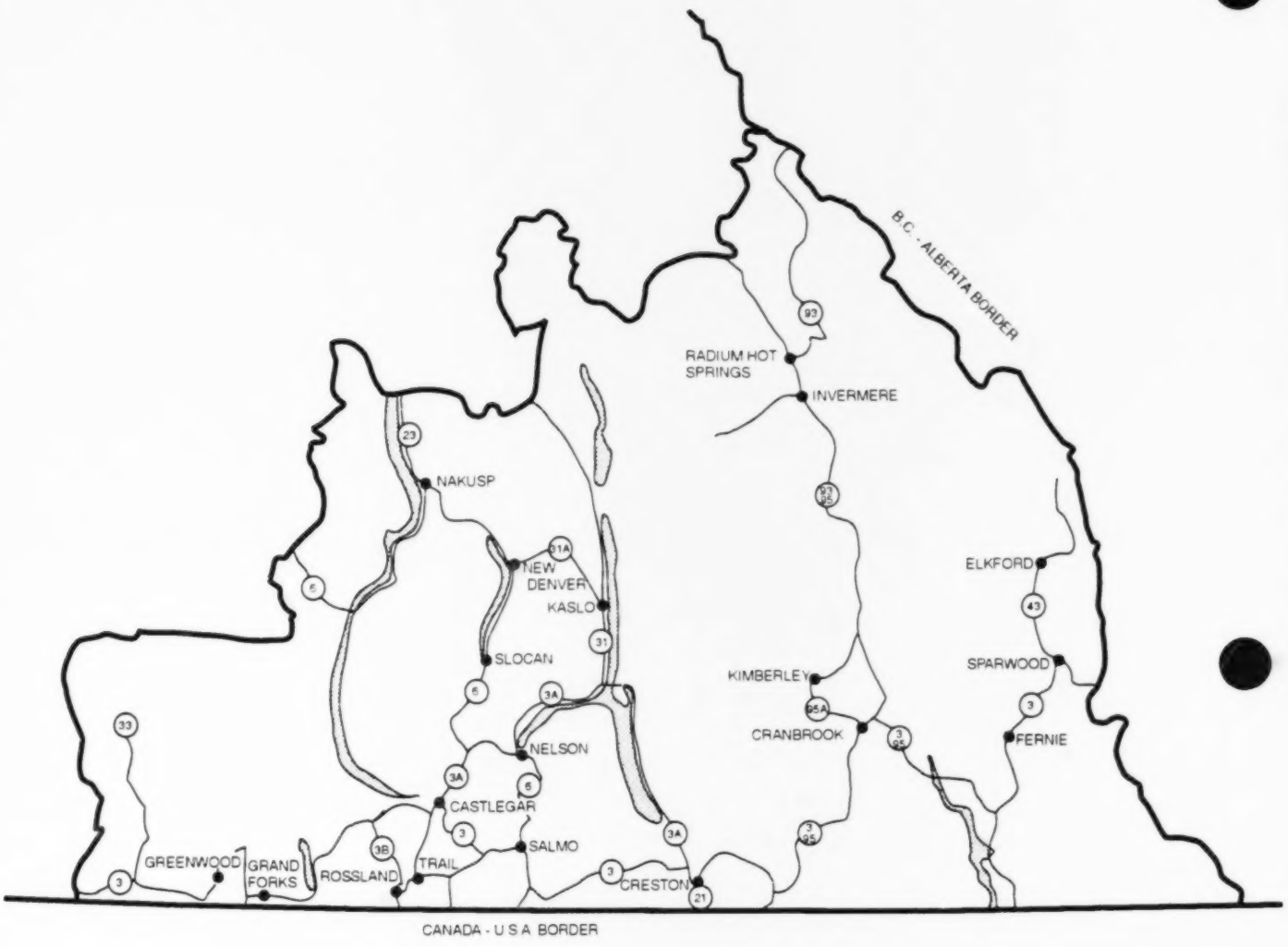
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	213.1	56.0	7.6	31.0	17.5	157.1	1,558
1995	188.9	66.8	13.8	23.8	29.2	122.1	1,222
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	246.0	97.9	18.0	63.2	16.6	148.1	1,311
2000	223.6	89.9	27.7	44.2	18.0	133.7	1,052
2001	169.2	61.8	8.8	18.2	34.7	107.4	760
YTD Nov '01	163.9	60.3	8.8	17.2	34.3	103.6	738
YTD Nov '02	149.3	30.7	4.8	20.8	5.1	118.6	723

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Kootenay		**152,150**	**151,725**	**151,627**	**152,492**	Rossland	C	3,868	3,826	3,820	3,739
Cranbrook	C*	19,517	19,265	19,352	19,653	Invermere	DM	2,964	2,967	2,989	3,030
Nelson	C	9,643	9,596	9,746	9,571	Elkford	DM	2,706	2,726	2,708	2,735
Trail	C*	7,844	8,028	7,884	8,060	Fruitvale	VL	2,146	2,149	2,109	2,052
Castlegar	C	7,303	7,320	7,328	7,248	Warfield	VL	1,833	1,842	1,817	1,815
Kimberley	C	6,774	6,771	6,767	6,862	Nakusp	VL	1,776	1,765	1,774	1,786
Fernie	C	4,816	4,766	4,846	4,914	Salmo	VL	1,216	1,196	1,169	1,162
Creston	T	5,032	5,058	4,985	4,908	Montrose	VL	1,145	1,118	1,111	1,097
Sparwood	DM	4,034	3,982	3,996	4,137	Kaslo	VL	1,096	1,080	1,074	1,041
Grand Forks	C	4,257	4,204	4,222	4,099	Greenwood	C	729	715	693	677

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount, all figures correspond to municipal boundanes as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Castlegar

Brilliant Expansion Project, Columbia Power Corporation/ Columbia Basin Trust Ph: (250) 953-5179
Proposed addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 100 MW capacity. Construction contract expected to be awarded in late 2002. A preferred design-build proposal has been selected from Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 120 — Finish: Fall 2005
First Entry: Sep 1997 — Last Update: Dec 2002

Fernie

Coal Creek Golf Resort, Schickedanz Properties Ph: (403) 239-1952
18 hole golf course, 1000 single family lots, and multi-family development. Detailed design intiated and preliminary approval has been obtained from the City.

Status: Proposed — Start: May 2003
Est. Cost ($ million): n/a — Finish: May 2007
First Entry: Sep 2002 — Last Update: Sep 2002

Grand Forks

Cascade Heritage Power Park, Powerhouse Energy Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Expected to submit the project report for stage 2 of the BC Environmental Assessment Act in early 2003.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Spring 2005
First Entry: Dec 1998 — Last Update: Sep 2002

Invermere

Lake Windermere Resort Hotel & Conference Centre, Canadian Destination Properties Ph: (403) 244-1155
Proposed conference centre and 370-unit apartment condominium & townhouse complex, a 4-storey 142-room hotel, retail component and boardwalk at the marina on 17-acres. Construction of Phase 1 houses to start in spring/summer 2003. Phase 2 is a 142-room hotel and conference centre, a 100-room lodge and approx. 250 townhouse units. Construction contractor: Graham Construction & Eng. Ltd.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 100 — Finish: Fall 2006
First Entry: Sep 1998 — Last Update: Sep 2002

Invermere area

Jumbo Glacier Alpine Ski Resort, Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project has entered the Environmental Assessment Process in Jul 95. Project Report being prepared by proponent. No timetable as to when report will be submitted. Additional studies have been undertaken. Route study has been completed. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Estimated 670 construction jobs and 1000 operating jobs. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years

Status: Proposed — Start: ?
Est. Cost ($ million): 522 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2002

Trail

Waneta Powerplant Expansion, Columbia Power Corp./ Columbia Basin Trust Ph: (250) 953-5179
A 300 - 400-MW facility is proposed to follow the Brilliant Dam expansion in 2005. At very early conceptual planning stage. Preparing for Environmental Assessment Act review, expected to submit an application in spring 2003.

Status: Proposed — Start: 2005
Est. Cost ($ million): 600 — Finish: 2007
First Entry: Dec 2000 — Last Update: Sep 2002

Windermere

Eagle Ranch Golf Resort, Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and fitness facility, and food services to possibly start in 2003. Later phases: condo units around the Windermere Valley Golf Course to start in 2003. Architect: Marshall & Associates (Calgary).

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Jun 2001 — Last Update: Sep 2002

STATUS: ON HOLD

Nelson

Nelson Health Campus, Nelson and Area Health Council Ph: (250) 352-3111
A proposed campus to replace Kootenay Lake Hospital and Mount St. Francis to provide acute and long term care at one location. The chosen concept would be a multi-level complex consisting of acute care services, long-term care, seniors housing with assisted living, and a community health centre. The facility would also incorporate a wellness centre with various services such as a walk-in clinic, various ambulatory services, and alternative medicines such as chiropractic, acupuncture and reflexology. Funding approval was announced but project remains on hold subject to government review.

Status: On hold — Start: ?
Est. Cost ($ million): 63 — Finish: ?
First Entry: Sep 2000 — Last Update: Sep 2002

Radium

Big Horn Meadows Resort, Big Horn Meadows Ltd.
Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. 13 units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 1998 — Last Update: Dec 2002

Radium

Tourist Accommodation and Housing Development,
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and waterpark. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Dec 1998 — Last Update: Mar 2002

STATUS: UNDER CONSTRUCTION

Fernie

Fernie Alpine Resort Ltd., Skiing Louise Group Ph: (250) 423-4655
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Cornerstone Lodge, which includes both accommodation and commercial space, is complete. Snow Creek Lodge and additional cabins are complete and a restaurant is planned for. Timberline Guest Services Lodge completed and Kingfer lodge to be completed by winter 2002. Lizard Creek Lodge Phases 1, 2 and 3 are complete. Village condos and staff housing projects are pending. TimberLanding Subdivision has 44 single family lots.Great Bear Express Quad Chairlift (replaced the Bear T-bar) is complete. Estimated capital cost is over 10 years.

Status: Under Construction — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Dec 2002

Invermere

Panorama Ski Resort, Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 townhomes at Wolf Lake were completed in late spring 2002. Construction started in Mar 2002 on Phase 1, 1,000 Peaks Lodge, 37 condominiums and will be finished in March 2003. Phase 2 , 1,000 Peak Summit (41 units) and the Callisto (24 townhomes) are in contract stage phase and will probably start construction in late Spring 2003. The Aurora (20 townhomes) to start construction in May 2002 have been completed December 2002.

Status: Under Construction — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Dec 2002

Kimberley region

Kimberley Ski Resort, Skiing Louise Group Ph: (403) 209-3313
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete and operational. Polaris Lodge (includes skier services and accommodation) is complete. Two townhouse developments, each consisting of 40 units, are under construction with four of the 40 complete. 38 residential homes and recreational properties are sold with several units under construction. A 60-room hotel and construction began in May 2001, another 60-room hotel started in spring 2002. Condo lodge of 60 -80 units and a ski in ski out lodge of 96 units started construction in spring 2002.

Status: Under Construction — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2002

Trail

Electricity System Upgrades, Aquila Networks Canada
Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 to be completed by April, 2003 will replace a multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. Phase 2 to be completed by late 2003 will replace related switching stations and substations to be replaced. Phase 3 is a $70 million substation to be built in the Okanagan area by 2005, and phase 4 ($80 million) will be upgrades to other generating facilities by 2008.

Status: Under Construction — Start: Sep 1999
Est. Cost ($ million): 119 — Finish: 2008
First Entry: Dec 1999 — Last Update: Dec 2002

Trail area

Seven Mile Powerplant Expansion, BC Hydro Ph: (604) 528-2355
Addition of a fourth generating unit of 214 MW (302 gigawatt hours/year). Provision was made for installation when the station was constructed in the late 1970s. Estimated 250 construction jobs. Civil contract awarded to Jim Dent Construction Ltd. (Hope B.C.). General Electric turbine arrived in October 2002.

Status: Under Construction — Start: Jul 2001
Est. Cost ($ million): 97 — Finish: Apr 2003
First Entry: Sep 1997 — Last Update: Dec 2002

Trail area

Waneta Powerplant Upgrade, Cominco Ltd./
Columbia Power Corp. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Powerplant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. First unit will be completed in Fall 2002. Other two turbines will be completed over the next two years.

Status: Under Construction — Start: August 2002
Est. Cost ($ million): 40 — Finish: 2004
First Entry: Sep 1997 — Last Update: Sep 2002

STATUS: COMPLETED

Castlegar

Brilliant Dam Upgrading, Columbia Power Corporation/ Columbia Basin Trust Ph: (250) 953-5179
Upgrade to increase capacity by 19 megawatts at a cost of $16.8 million. Are replacing turbines and related electrical and mechanical components in a phased project. Turbine 1 installed spring 2000. Installation of turbine 2 completed Dec 2001. Installation of turbines 3 and 4 is completed.

Status: Completed
Est. Cost ($ million): 40
First Entry: Sep 1997
Start: May 2000
Finish: Fall 2002
Last Update: Dec 2002

Cranbrook

St Eugene Resort & Casino, Ktunaxa-Kinbasket Tribal Council Ph: (250) 426-2994
Restoration and development of St. Eugene Residential School, the first residential school in Canada, to include 25 hotel rooms, food/beverage services and meeting/convention facilities. The Mission building and the Lodge building (100 rooms) opens May 2002. The resort includes an $8-million casino (opens May 2002), and a golf course which opened in May 2000. Another restoration is underway to incorporate a golf club house and aquatic centre (opens July 2002) in another building. Development of an interpretative centre and Teepee camp started in 2001 (to open September 2002).

Status: Completed
Est. Cost ($ million): 32
First Entry: Dec 1997
Start: Fall 1998
Finish: Fall 2002
Last Update: Dec 2002

Cariboo Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2002) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

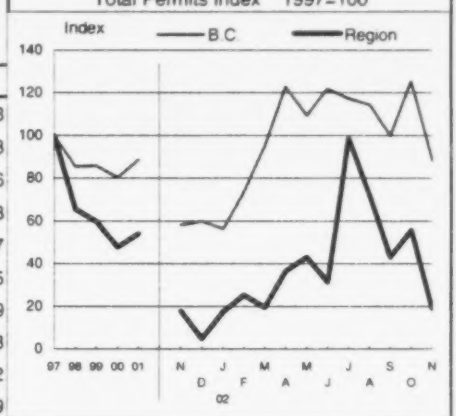
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.6	0.439	0.104	0.542	1996
2001	9.4	34.0	18.3	52.5	41.3	13.3	168.8	63.6	0.387	0.118	0.505	2001
2006	8.2	29.2	17.7	49.0	48.4	16.3	168.8	68.8	0.325	0.142	0.467	2006
2011	8.7	25.6	17.3	49.7	53.2	20.3	174.9	75.9	0.285	0.169	0.454	2011
2016	9.2	24.0	15.8	52.1	53.9	26.1	181.1	82.0	0.272	0.214	0.487	2016
2021	9.1	25.0	13.2	54.3	52.4	32.3	186.2	85.6	0.284	0.269	0.553	2021
2026	8.5	25.7	12.8	52.6	51.7	38.2	189.5	88.0	0.292	0.327	0.618	2026
2031	7.9	25.1	13.7	49.1	52.8	42.4	191.0	90.0	0.286	0.366	0.652	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	238.0	101.2	18.7	27.3	55.1	136.8	1,333
1995	207.9	87.4	27.3	39.7	20.5	120.5	1,113
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	212.7	95.1	8.1	65.3	21.7	117.6	1,068
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	127.2	62.5	12.1	17.5	32.8	64.8	485
2000	101.5	59.8	7.5	22.3	29.9	41.7	259
2001	115.2	81.2	4.0	21.3	55.9	34.1	183
YTD Nov '01	114.4	81.0	4.0	21.2	55.9	33.3	172
YTD Nov '02	81.9	41.9	9.3	24.6	7.9	40.0	229



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Cariboo		**172,062**	**171,496**	**168,952**	**169,924**
Prince George	C	77,428	77,569	76,197	76,008
Williams Lake	C *	11,667	11,794	11,716	11,730
Quesnel	C *	10,273	10,408	10,526	10,591
Mackenzie	DM	5,833	5,709	5,489	5,538
100 Mile House	DM	1,939	1,892	1,814	1,843
Valemount	VL	1,304	1,276	1,252	1,271
McBride	VL	741	747	747	736
Wells	DM *	246	248	245	259

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Kamloops

Stump Lake Guest Ranch Resort, Stump Lake Cattle Co.
Ph: (250) 377-8673 (Thompson Nicola Regional District)
Proposed guest ranch including a $9 million grand lodge and other resort facilities at the existing Stump Lake Ranch. Proposal not approved by Land Commission. Revision expected in 2003.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2002
Start: Spring 2004
Finish: Summer 2006
Last Update: Dec 2002

Mackenzie

MacKenzie Cogeneration, Pope & Talbot Ltd. Ph: (250) 997-2911
New generation of 320 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Start: ?
Finish: ?

Prince George

Prince George Pulp & Paper Cogeneration,
Canadian Forest Products Ltd. Ph: (604) 661-5241
New generation of 126 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?

Valemount

Canoe Mountain Resort Developments, Sunrise International
Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP. Master Plan expected to be approved by the provincial government in early 2003.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Start: Summer 2003
Finish: 2020
Last Update: Dec 2002

Valemount

Terra Nova Hot Springs Resort, Terra Nova Mortgage/
Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land being considered. An application for a preliminary agreement has been submitted to BC Lands. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2000
Start: 2004
Finish: 2006
Last Update: Dec 2002

Wells

Cariboo Gold Project, International Wayside Gold Mines Ltd.
Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In stage one of Environmental Assessment Act process as of spring 2000. Would employ 150 full-time personnel for 10 years.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Start: Summer 2004
Finish: Summer 2006
Last Update: Dec 2002

STATUS: ON HOLD

Prince George

UNBC Research & Development Park, University of Northern BC
Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Project is under review by the provincial government.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: Spring 2004
Finish: Late 2006
Last Update: Dec 2002

Williams Lake

Prosperity Gold/Copper Project, Taseko Mines Ltd.
Ph: (250) 684-6365
Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake. Project on hold indefinitely.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Dec 2002

STATUS: UNDER CONSTRUCTION

Prince George

Prince George Regional Hospital Development,
Prince George Regional Hospital Ph: (250) 565-2840
Development of approximately 100, 000 sq m to include 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Also renovations to accommodate a 10 bed geriatric assessment & treatment centre, surgical day-care unit, and expanded areas for ambulatory-care and emergency department. Development to include a new patient tower, ambulatory care space, and redevelopment of emergency and critical care areas. Construction management contractor: Vanbots Construction Inc. Expansion of new 4 story patient tower to be completed Spring 2003. Further renovation and updating to proceed after completion of patient tower.

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: Jan 2001
Finish: May 2004
Last Update: Dec 2002

STATUS: COMPLETED

Prince George

Westgate Commercial Centre, First Professional Management Inc
Ph: (250) 562-1977 (L&M Engineering)
New regional commercial centre on 50 acre site west of Prince George on Hwy 16. The 500,000 sq ft development would include a major shopping centre building, a strip mall, big box grocery store, home improvement store, free standing pads for restaurants, banks and office spaces with construction expected to start Summer 2002. Wal-Mart (Building A) is a 1-storey 100,000-sq ft retail store with McDonald's restaurant is under construction and is expected to be completed in Nov 2002 at a cost of approx $20 million. Project Engineer: L&M Engineering. In design stage. City approved changes to the Official Community Plan to allow the development.

Status: Completed
Est. Cost ($ million): 70
First Entry: Dec 1998
Start: Mar 2002
Finish: Late 2002
Last Update: Dec 2002

North Coast Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2002) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.1	14.3	7.0	21.2	14.4	4.6	65.6	23.2	0.431	0.108	0.538	2001
2006	4.0	12.5	6.6	20.1	16.5	5.0	64.6	24.2	0.382	0.116	0.499	2006
2011	3.9	11.3	6.9	19.5	19.1	6.5	67.1	26.8	0.333	0.142	0.475	2011
2016	3.8	10.3	6.6	19.3	20.5	8.5	69.2	29.2	0.305	0.183	0.488	2016
2021	3.7	10.2	5.5	19.5	20.7	10.9	70.6	30.5	0.305	0.238	0.542	2021
2026	3.6	10.0	5.4	19.0	20.1	13.3	71.4	31.5	0.305	0.300	0.605	2026
2031	3.4	9.7	5.3	18.2	19.4	15.6	71.6	32.0	0.305	0.364	0.669	2031

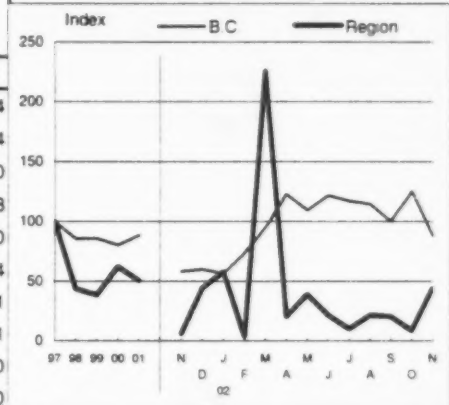
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

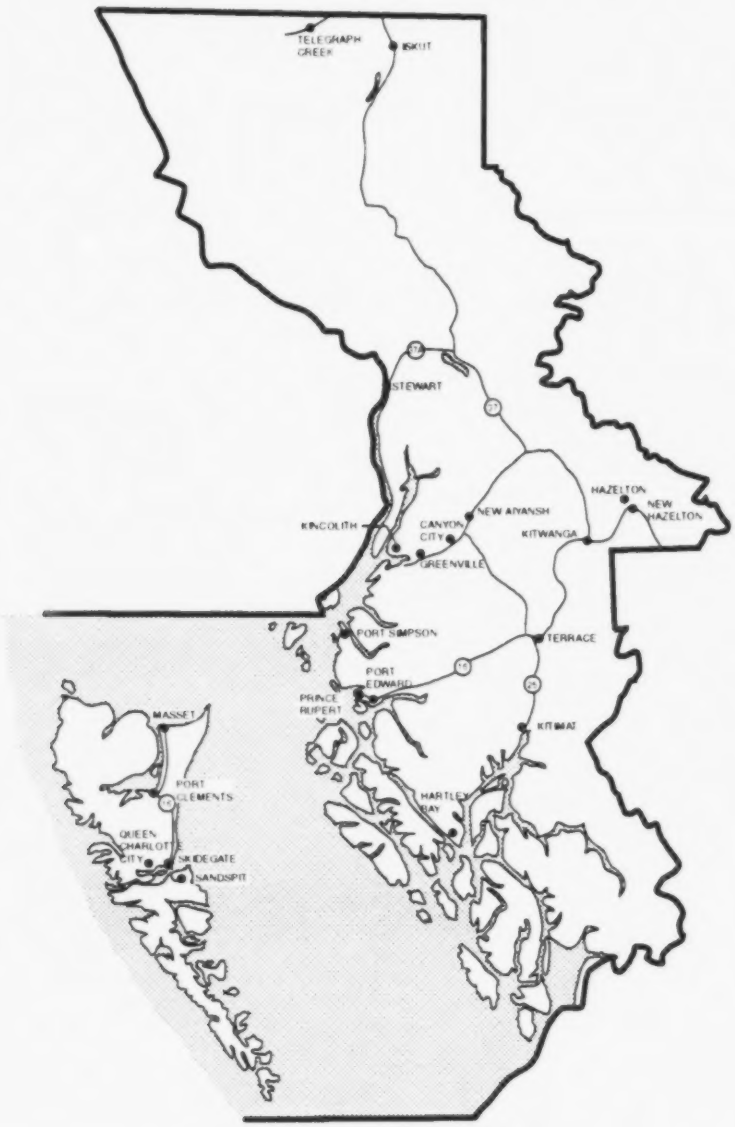
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	47.6	24.8	9.3	6.4	9.1	22.8	174
1995	41.4	16.2	3.9	10.2	2.1	25.2	174
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.2	3.9	4.7	3.6	9.2	44
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
YTD Nov '01	26.1	21.4	3.0	6.5	11.9	4.7	10
YTD Nov '02	21.9	18.1	0.4	6.6	11.1	3.8	10

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region



Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
North Coast		**67,907**	**66,753**	**65,682**	**65,826**
Prince Rupert	C	15,999	15,729	15,376	15,420
Terrace	C	13,114	12,915	12,711	12,568
Kitimat	DM	11,195	10,919	10,771	10,851
Masset	VL	1,037	1,029	975	1,006
New Hazelton	DM	798	812	787	801
Stewart	DM	702	697	695	693
Port Edward	DM	743	721	694	686
Port Clements	VL	541	524	542	536
Hazelton	VL	370	364	362	361

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Kitimat

Eurocan Power Project, Eurocan Pulp and Paper Ph: (604) 895-2700
New generation of 200 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 2002

Masset

Nai-Kun Wind Power Project, Haida Gwaii Ph: (250) 559-4496
Proposed 700 MW wind power project on the Queen Charlotte Islands. In early planning stages.

Status: Proposed — Start: ?
Est. Cost ($ million): 1000 — Finish: ?
First Entry: Jun 2002 — Last Update: Dec 2002

Masset

Qay'llnagaay Heritage Centre, Skidegate Band Council
Ph: (250) 559-4496
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Federal Funding as been approved. Design work has commenced.

Status: Proposed — Start: Early 2003
Est. Cost ($ million): 25 — Finish: Late 2004
First Entry: Dec 2001 — Last Update: Jun 2002

Prince Rupert

Tsimshian Access Project, Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then a phased approach to route selection and design will occur. In the development and planning stages. Business plan to be completed Winter 2003.

Status: Proposed — Start: 2004
Est. Cost ($ million): 130 — Finish: 2005
First Entry: Sep 1998 — Last Update: Dec 2002

Stewart Region

Forrest Kerr Water Power Project, Coast Mountain Power
Ph: (604) 929-3961
Proposed 80-megawatt run-of-river electricity generation project on the Iskut River. Submitted for review under the BC Environmental Assessment Act in June 2002. Review expected to be completed in spring 2003.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 120 — Finish: Fall 2004
First Entry: Sep 2001 — Last Update: Dec 2002

STATUS: ON HOLD

Iskut

Red Chris Copper Project, American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. American Bullion seeking sale of the property. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day.. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Project application was reviewed under the Environmental Assessment process; awaiting Project Report from proponent. Reassessing size of project.

Status: On hold — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

Kitimat

Dredging Project - Hydroelectric Improvements,
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Project is on hold. Alcan is doing an internal company review to determine if they want to proceed in 2003.

Status: On hold — Start: Spring 2003
Est. Cost ($ million): 35 — Finish: Fall 2004
First Entry: Jun 2001 — Last Update: Sep 2002

Prince Rupert

Sulphur Export Terminal, Sulphur Corp. of Canada Ph: (250) 627-7668
Sulphur export terminal projected to ship up to one million tonnes per year, mostly to Asian and Pacific Rim customers. The terminal will use existing berthing facilities and shiploaders at Ridley Terminals Inc. Sulphur to be shipped in both molten state and in formed format. Phase 2: 70,000-sq ft to facilitate transfer of formed sulphur to storage tanks is currently on hold.

Status: On hold — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Dec 1998 — Last Update: Sep 2002

Prince Rupert

BC Iron and SteelWorks, Pacific Iron & Steel Products Ltd.
Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 750 — Finish: ?
First Entry: Mar 1998 — Last Update: Dec 2002

Stewart region

Bronson Slope Copper/Gold/Silver/Molybdenum Mine,
Skyline Gold Corporation Ph: (604) 683-6049
Proposed copper, gold, silver and molybdenum mine in the Iskut Valley north of Stewart. Estimated 250 construction jobs and 115 operating jobs for 14 years based on mineable reserves of 224 million tonnes. Project includes construction of a 12,000 tonne per day mill facility to process ore, access roads, rock and tailings facilities and camp facilities. Review under the Environmental Assessment Act was withdrawn.

Status: On hold — Start: ?
Est. Cost ($ million): 130 — Finish: ?
First Entry: Dec 1997 — Last Update: Dec 2002

6. North Coast

Stewart, 120 km north

Isk Wollastonite Mine, Whitegold Resources
Proposed surface wollastonite mine 120 km. north of Stewart. Project currently on-hold.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2002

STATUS: UNDER CONSTRUCTION

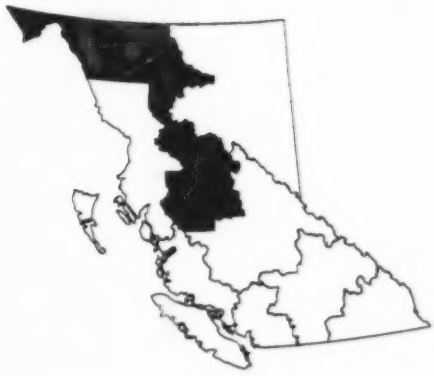
Greenville

Nisga'a Highway Improvements, BC Ministry of Transportation & Highways Ph: (250) 615-3120 (Project Office)
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phase 1: Sand Lake to the south end of Lava Lake (approx.5 km) completed. Phase 2: south to north end of Lava Lake (approx.10.7 km) construction by Emil Anderson Contracting has commenced and will continue until March 2003. The project is part of the Nisga'a Treaty agreement.

Status: Under Construction — Start: Summer 1999
Est. Cost ($ million): 52 — Finish: Summer 2005
First Entry: Dec 1998 — Last Update: Jun 2002

Nechako Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2002) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.0	9.4	4.9	13.7	9.9	3.3	44.2	15.6	0.438	0.117	0.555	2001
2006	2.9	8.5	4.4	12.6	11.3	3.8	43.6	16.3	0.403	0.136	0.539	2006
2011	2.9	7.9	4.2	12.7	12.9	4.7	45.4	17.9	0.362	0.158	0.520	2011
2016	2.8	7.7	4.1	12.7	13.6	6.0	46.9	19.2	0.347	0.196	0.543	2016
2021	2.7	7.8	3.9	12.9	13.6	7.6	48.6	20.2	0.344	0.251	0.595	2021
2026	2.7	7.6	4.1	12.7	13.6	9.4	50.1	21.2	0.338	0.309	0.647	2026
2031	2.6	7.4	4.1	12.5	13.6	10.9	51.2	22.1	0.331	0.360	0.691	2031

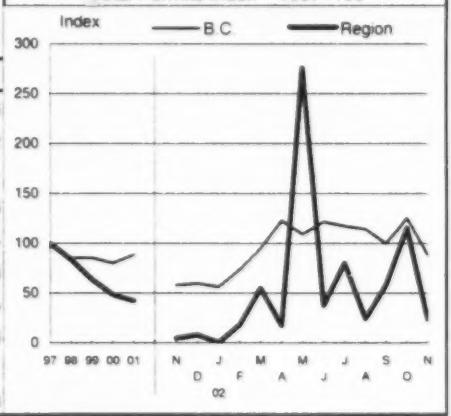
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	29.8	8.2	1.1	5.2	1.9	21.6	196
1995	36.8	15.2	2.6	6.3	6.4	21.6	212
1996	31.0	7.5	1.1	5.3	1.0	23.6	241
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.4	13.9	1.8	8.5	3.6	12.5	108
2000	20.1	10.2	1.9	5.4	3.0	9.8	75
2001	17.6	10.4	0.9	5.3	4.2	7.2	63
YTD Nov '01	17.3	10.3	0.9	5.2	4.2	7.0	61
YTD Nov '02	24.3	19.1	5.4	4.0	9.7	5.3	38

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Nechako		**44,935**	**44,706**	**44,273**	**44,980**
Smithers	T	5,794	5,773	5,690	5,710
Vanderhoof	DM	4,654	4,644	4,617	4,603
Houston	DM	4,010	3,897	3,764	3,738
Burns Lake	VL	1,971	2,005	2,044	2,063
Fort St. James	DM	2,074	2,075	2,032	2,038
Telkwa	VL *	1,427	1,426	1,441	1,444
Fraser Lake	VL	1,299	1,345	1,333	1,364
Granisle	VL	423	387	364	371

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes boundary change between '96 & '02, figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine, Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002.

Status: Proposed — Start: 2004
Est. Cost ($ million): 150 — Finish: 2006
First Entry: Dec 1997 — Last Update: Dec 2002

Cassiar

Silvertip Silver/Lead/Zinc Mine, Imperial Metals Corp.
Ph: (604) 669-8959
Proposed re-opening of Midway mine located southwest of Watson Lake YT, 25 km south of YT border. Mill and facilities to process 740,000 tonnes of open pit mined ore. 1.8 million tonnes will be mined by underground methods. Reserves of 2.57 million tonnes, 325 g/tonne silver, 0.63 g/tonne gold, 6.4% lead and 8.8% zinc. Submitted Environmental Assessment Application - awaiting project report. Still at exploratory stage. Reviewing financing requirements.

Status: Proposed — Start: ?
Est. Cost ($ million): 40 — Finish: ?
First Entry: Mar 1998 — Last Update: Jun 2002

Houston area

Pleasant Valley Power Plant Wood Residue Electricity,
EPCOR Power Generation Ph: (250) 845-2322
45 MW wood residue cogeneration facility in a joint venture, to use 300,000 bone dry tonnes of wood residue per year. Three structures of 100,000-sq ft will also be built. Detailed design to commence after power sale agreement is reached. Wood residue contracts secured. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 120 — Finish: Spring 2004
First Entry: Mar 2000 — Last Update: Dec 2002

STATUS: ON HOLD

Cassiar

Magnesium Metal Project, Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold — Start: ?
Est. Cost ($ million): 600 — Finish: ?
First Entry: Sep 1999 — Last Update: Dec 2002

Smithers region

Telkwa Coal Project, Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes per year of clean coal. Construction workforce averaging 180 over 15 - 18 months, and 130 permanent jobs for up to 20 years. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 120 — Finish: ?
First Entry: Sep 1997 — Last Update: Dec 2002

Northeast Development Region

Updated January 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2002) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.5	14.0	6.8	21.3	12.6	4.5	63.7	22.1	0.456	0.111	0.567	2001
2006	4.0	13.3	6.7	20.5	15.7	5.2	65.5	24.1	0.404	0.122	0.526	2006
2011	4.0	12.0	7.0	19.9	18.8	6.4	68.2	26.5	0.350	0.141	0.491	2011
2016	4.1	10.8	7.2	19.7	20.7	8.1	70.6	29.3	0.312	0.171	0.483	2016
2021	4.2	10.8	6.2	21.1	21.0	10.4	73.7	31.4	0.312	0.216	0.527	2021
2026	4.1	11.1	5.8	21.4	20.5	13.1	76.0	32.8	0.319	0.276	0.595	2026
2031	3.9	11.2	5.9	21.1	20.0	15.7	77.7	34.0	0.322	0.334	0.656	2031

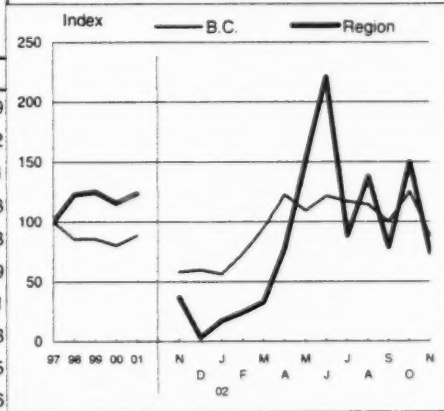
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1994	41.8	20.6	2.1	8.0	10.5	21.2	169
1995	44.1	20.4	2.5	11.7	6.1	23.7	182
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.7	20.4	0.3	19.3	0.8	27.3	233
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.8	31.0	5.0	22.6	3.4	28.8	329
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.1	34.2	1.7	16.1	16.4	24.8	223
YTD Nov '01	58.9	34.1	1.6	16.1	16.4	24.8	215
YTD Nov '02	41.9	21.8	4.4	16.0	1.4	20.1	126

Total Permits Index 1997=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Northeast		**64,687**	**63,876**	**64,006**	**65,128**
Fort St. John	C	16,377	16,704	16,995	17,117
Dawson Creek	C	11,490	11,293	11,305	11,409
Fort Nelson	T	4,566	4,413	4,438	4,503
Chetwynd	DM	2,942	2,844	2,737	2,795
Tumbler Ridge	DM	2,616	2,013	1,931	2,243
Taylor	DM	1,170	1,200	1,205	1,252
Hudson's Hope	DM	1,110	1,076	1,084	1,135
Pouce Coupe	VL	896	866	875	865

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Chetwynd

Burnt River Coal Mine, Western Canada Coal Corp
Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt river and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes per year of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). Website: www.westerncoal.com. The regulatory process is expected to be concluded in early 2003.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Jun 2001
Start: Late 2003
Finish: Early 2005
Last Update: Dec 2002

Chetwynd region

Willow Creek Coal Project, Globaltex Coal Corporation/ Mitsui Matsushima Co/BC Rail Ph: (250) 561-5610
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing has taken place. Mine is expected to operate for 15 years. As market conditions have improved the project will proceed when financing is secured.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Jun 2002

Prince George

Ethanol Plant, First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: ?
Finish: ?
Last Update: Sep 2002

Taylor

McMahon Surplus Steam Electricity Generation Project,
Duke Energy Gas Transmission Canada Ph: (250) 789-3028
New generation of 130 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?

Tumbler Ridge

Grizzly Extension and Weejay Lateral Pipeline, Duke Energy
Ph: (604) 488-8000
Expansion of the Grizzly 406-millimetre (16-inch) transmission pipeline for 108.5 km (67 miles) between BC and Alberta and a short expansion of the Weejay lateral 273-mm (10-inch) pipe for 6.3 km (4 miles) to a tie-in point in BC on the Grizzly line. Application for approval has been submitted to the National Energy Board and the Canadian Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Jun 2001
Start: January 2003
Finish: Summer 2004
Last Update: Dec 2002

Tumbler Ridge

Wolverine Coal Mine, Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
Bulk sampling is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.7 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Production start expected in early 2004. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Project report is being prepared under the BC Environmental Assessment Act, with approvals expected by July - August 2003 to allow groundbreaking for the mine and facilities by Sep 2003. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Jun 2001
Start: Sep 2004
Finish: Summer 2005
Last Update: Dec 2002

STATUS: ON HOLD

Fort St. John

Oriented Strandboard Mill, Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Environmental consultant: ENKON Environmental. Project on hold pending improvement in market conditions.

Status: On hold
Est. Cost ($ million): 200
First Entry: Jun 2000
Start: ?
Finish: ?
Last Update: Sep 2002

Taylor

Taylor Pipeline, TransCanada Pipelines Ventures Ltd. Partnership
Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: ?
Finish: ?
Last Update: Dec 2002

STATUS: COMPLETED

Fort Nelson

Fort Nelson Mainline Expansion, Duke Energy Ph: (604) 691-5714
Expansion of 4 km of 36" loop pipeline approximately 15 km north of Beryl Prairie to increase the pipeline capacity to 43 mcfd. Application for approval to National Energy Board was approved in late August 2002. Pipeline is complete and in service.

Status: Completed
Est. Cost ($ million): 20
First Entry: Jun 2002
Start: Summer 2002
Finish: Nov 2002
Last Update: Dec 2002